

FULLY FITTED OFFICES



# FITZROY HOUSE

# 355

EUSTON ROAD NW1

PART 1ST FLOOR OFFICE SPACE TO LET  
5,300 SQ.FT (492.3 SQM)

DeVono

# INTRODUCTION

DeVono, on behalf of Entertainment One, is delighted to offer the fully fitted part 1st floor at 355 Euston Road, NW1 to let.

The part 1st floor is available and provides 5,300 sq ft of high quality, fully fitted out accommodation.

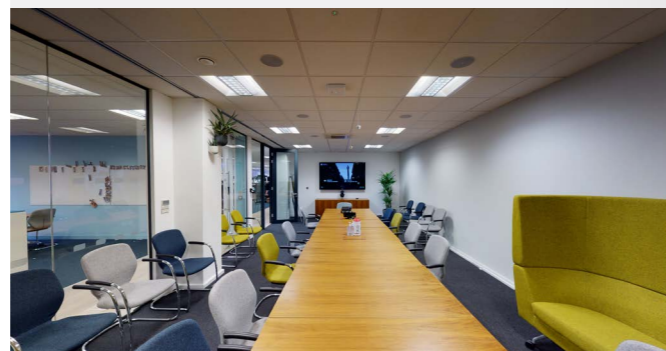
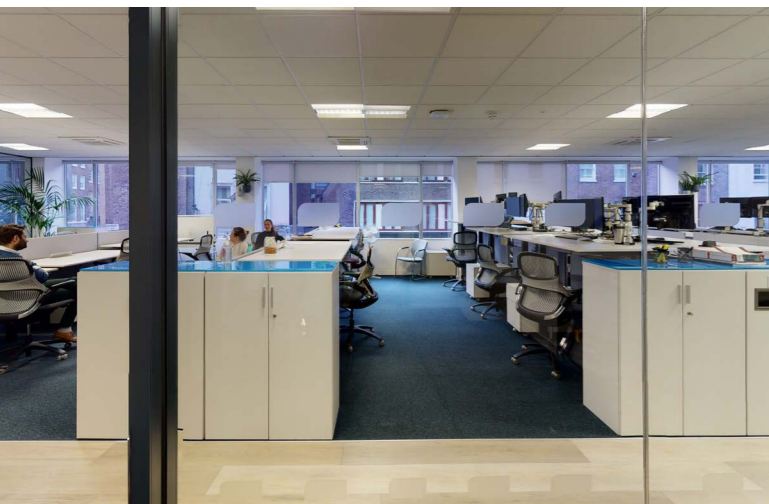
The space is fitted out to a high standard and offered on flexible sublease terms.

The accommodation includes:

- ✓ 42 x dedicated workstations
- ✓ 3 x meeting rooms
- ✓ 4 x private offices
- ✓ Demised kitchen
- ✓ Perimeter hot desking
- ✓ Sit-Stand desks

## KEY SPECS

FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQFT)
PART 1ST	5,300	492.3	£55.00



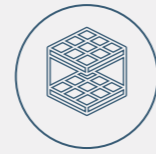
Clockwise from left: Main office space, private meeting rooms, conference room



FULLY FITTED



TWO PASSENGER LIFT



FLOOR WITH RAISED ACCESS



BICYCLE RACKS



SHOWER FACILITIES



24HR ACCESS



## LOCATION

Fitzroy House is situated in a prominent position on the south side of Euston Road at the junction of Fitzroy Street, with further frontage to Warren Street to the rear where there is the option to create a self-contained entrance. Local transport links are excellent with Warren Street (Victoria and Northern) and Great Portland Street underground stations (Hammersmith & City, Circle and Metropolitan) within a very short walk.

## TERMS

The space is available on the basis of a sub-lease for a flexible term expiring 10th October 2023.

Quoting Rent	£55.00 per SQ.FT
Business Rates	£24.44 per SQ.FT
Service Charge	£11.63 per SQ.FT

Security of Tenure: Held outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

## EPC

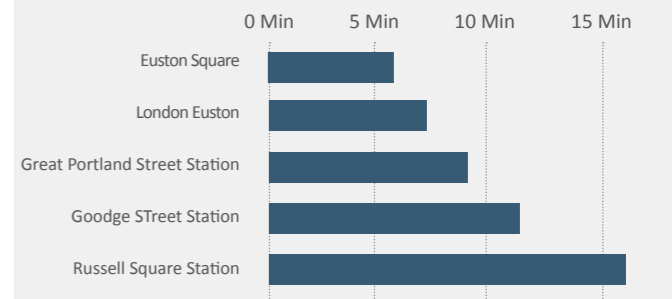
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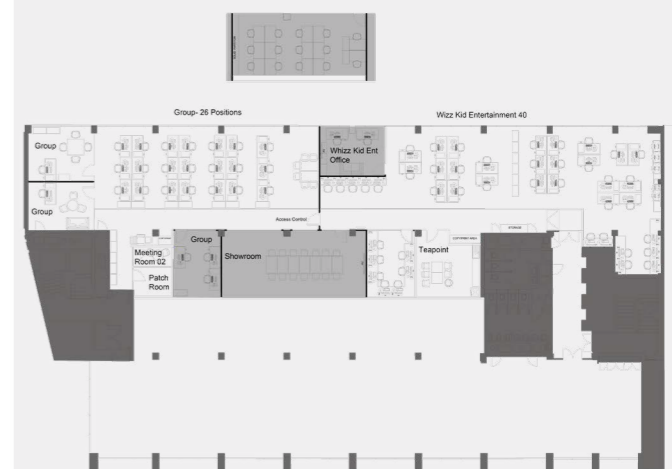
### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## WALKING DISTANCES



## FLOOR PLAN\*



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

DAVID BARRINGTON

T: 020 7451 1332

M: 07967 345 830

db@devono.com

ALEX LAWS

T: 020 7451 1325

M: 07767 608 304

al@devono.com



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