



40 CHURCHWAY

NW1



GROUND & 1ST FLOOR | FULLY FITTED SELF-CONTAINED BUILDING
6,120 SQ.FT (568.57SQM)

DeVono

OVERVIEW

DeVono are delighted to offer the entire of 40 Churchway, which benefits from an existing fit-out offering a plug & play solution. The space comprises the ground and 1st floor, totaling 6,120 sq.ft.

The self-contained warehouse style building is accessible off Churchway and benefits from off-street parking. The space is available immediately in a fully fitted-out condition.

The space includes:

- ✓ 76 x workstations
- ✓ 3 x meeting rooms
- ✓ Open plan meeting room on the 1st floor
- ✓ Fully serviced kitchen
- ✓ Existing cabling
- ✓ 3.6m plus floor-to-ceiling height



SPECIFICATION & BUILDING AMENITY



PART FULLY
RAISED
ACCESS FLOOR



PLUG AND PLAY



EXCLUSIVE USE OF
THE WC'S



WAREHOUSE STYLE



CAR PARKING



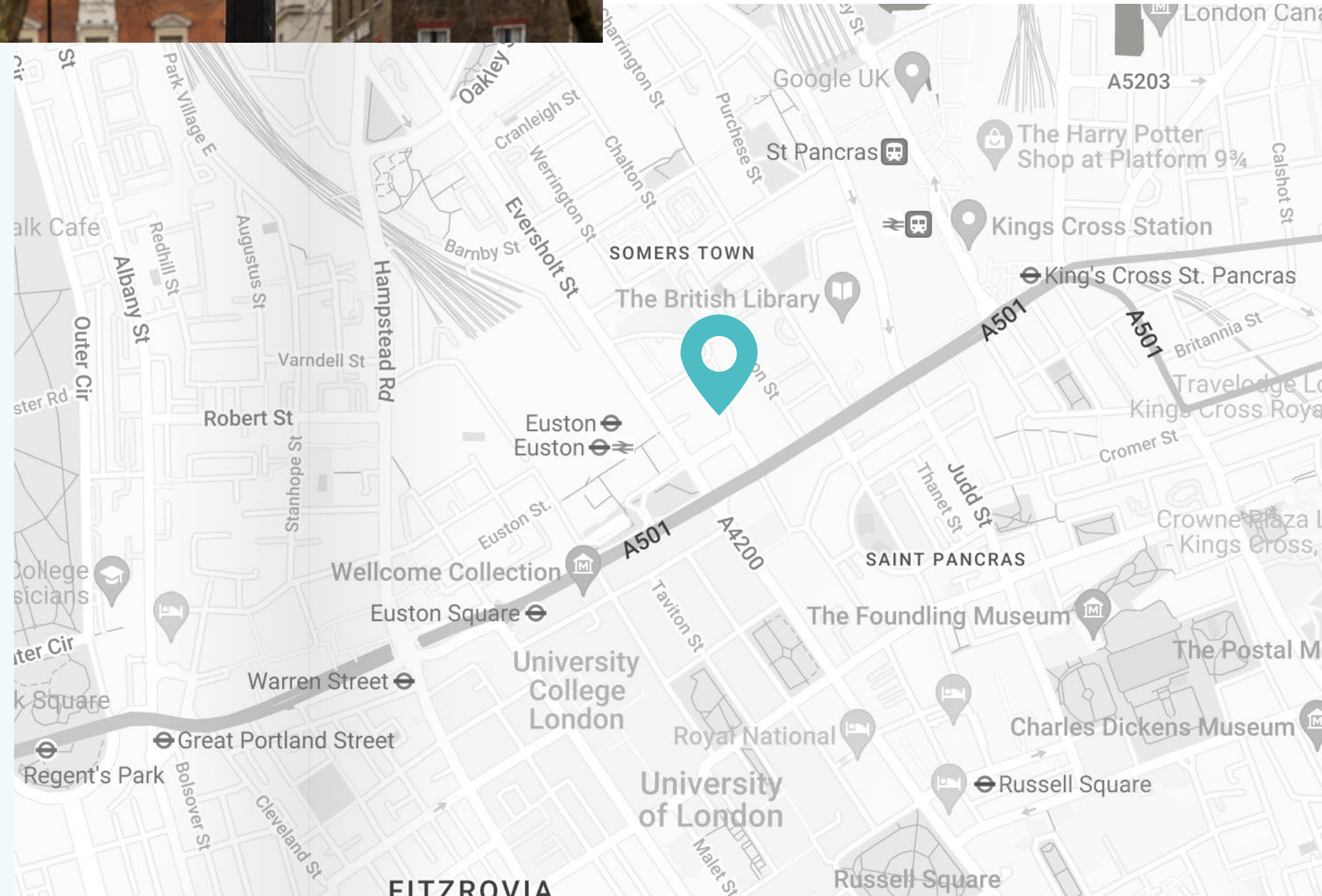
EUSTON STATION
NEARBY

LOCATION

The property is located on the east-side of Churchway close to the junction with Euston Road. London Euston Underground and Railway Station, Kings Cross Underground and Railway Station and St Pancras International are all within a short walk from the property.



**LOCATED NEAR
A VARIETY OF
AMENITIES
SUCH AS
EXCELLENT
BARS &
RESTAURANTS**



FLOOR PLAN

CURRENT LAYOUT - 6,120 SQ.FT (568.57SQM)



TERMS

Available by way of an assignment or sublease for a term
expiring September 2024. A longer term may be available subject
to negotiation with the Landlord.

Passing Rent	£67.50 Per SQ.FT
Service Charge	N/A
Business Rates	£16.86

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**



CONTACT

Viewings strictly by appointment with DeVono.

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