

on instructions from



# 293

Landmark Retail/Showroom Building adjoining Warren Street Station

## 293-295 Euston Road, London, NW1



#### LOCATION:

293-295 Euston Road is prominently situated on the south side of this landmark thoroughfare in the block bounded by Tottenham Court Road and Fitzroy Street, just to the west of the junction with Hampstead Road. Warren Street station (*Victoria & Northern lines*) adjoins and there is a substantial rear frontage to Warren Street itself

up to  
5,110 sq.ft  
(475m<sup>2</sup>)  
TO LET



#### DESCRIPTION:

Gross Frontage to Euston Road approx 53'0 (16.06m)  
Rear Frontage to Warren Street approx 49'0 (14.85m)+

- Ground Floor: approx 3,326 sq.ft 309 m<sup>2</sup>
- Basement: approx 1,184 sq.ft 110 m<sup>2</sup>
- Offices 1st flr: approx 650 sq.ft 56 m<sup>2</sup>
- Lofty Ground Floor to Euston Road frontage
- May divide



#### LEASE:

Flexible term available by arrangement

RENT: **£135,000 per annum**

(subject to v.a.t as applicable)



#### CONTACT:

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**IMPORTANT NOTICE:** These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatsoever is made or given during negotiations, in particulars or elsewhere. All matters remain Subject to Contract and availability.