

REFURBISHMENT COMPLETE

STUDIO STYLE OFFICE UNITS

3,418 / 4,177 SQ FT

163 - 183 EVERSOLT STREET,
LONDON NW1



Location:

Eversholt Street links Euston Road with Camden High Street, in the heart of the Kings Cross / Euston area.

The Ticket Hall, 163 – 203 Eversholt Street is prominently located on the west side of the street midway between Euston Station (Mainline, Northern and Victoria lines) and Mornington Crescent Station (Northern line). There are also numerous bus routes which pass directly by the building.

Accommodation: The Ticket Hall comprises approximately 110,000 sq ft of offices of which there are a number of available suites. They can be let as individual units or in any combination of adjoining units. The ground floor suites have double height ceilings with mezzanine and balcony areas and large feature windows.

The offices have been extensively refurbished (ground 183 to be ready Q4 2009), including new decoration and carpeting throughout, new air conditioning and new lighting. Each of the three buildings which comprise the scheme benefit from refurbished entrance halls, a commissionaire, good sized passenger lifts, male and female WCs and there is a basement car park with a number of available spaces.

Size (sq ft):

Building	163		183	
	Sq ft	Sq m	Sq ft	Sq m
3 rd	3,418	317.5	-	-
Ground	4,177 (South)	388.1	4,750 (North)	441.3

Amenities:

- Double height ceilings (Ground floor)
- New Air conditioning
- New lighting
- Media Style
- New WCs
- 2 x lifts
- Car Parking available
- Commissionaire

Terms: New lease(s) direct from the landlord on terms by arrangement.

Rent: £29.50 per sq ft

Service Charge: £7.80 per sq ft

Rates: Approx. £10 per sq ft payable.

Viewing: Strictly by appointment with joint agents:

Willem Janssen / Mike MacKeith
 Colliers Godfrey Vaughan
 020 7935 4499
firstname.surname@colliersgv.co.uk

Joe Fuller / Chris Watkin
 King Sturge
 020 7493 4933
firstname.surname@kingsturge.com



Ground floor South, 163 Eversholt Street