



LDG

The
Creative
Property Team



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319-325 EUSTON ROAD

offices premises for sale

2 of 4

USE

B1 - Offices / Showroom.

SIZE

2,762 SQ.FT. | 256.60 SQM.

FLOOR

Ground Floor & Lower Ground Floor

THE SPACE

A unique ground floor workspace / showroom with two frontages. The workspace has been refurbished to high quality modern office style with open plan working and raised working areas for meeting rooms / offices. The opening of "Spaces" coworking facility next door is expected to enhance the immediate surrounds to the property.

HIGHLIGHTS

- Virtual Freehold For Sale With Vacant Possession
- Prime Fitzrovia Location
- High Quality Fit-Out
- Excellent Double Frontage.
- Excellent Ceiling Height.
- Air-Conditioning (not tested).
- Two Kitchen / Break Out Areas
- Four Cloakrooms

CONNECTIVITY

We understand that the property benefits from a dedicated fibre leased line. A connectivity report is available upon request.

TENURE

A sale of the existing 980 long-leasehold interest, with a ground rent of £150 per annum.

OCCUPATIONAL COSTS

Service Charge - £5,538.28 per annum.

Business Rates Payable - £44,863 per annum - *please make your own checks with the local authority.*

VACANT POSSESSION

Full vacant possession upon completion of the sale – subject to contract.

SALE

£2,500,000 – Subject To Contract.

VAT

The property has been elected for VAT.

DATAROOM

EPC & other reports are available upon request.

POSTCODE

NW1 3AD

NEIGHBOURHOOD

Fitzrovia

COMMUTE

Warren Street.	2 mins
Great Portland Street.	5 mins
Euston	7 mins
Goodge Street.	10 mins
Tottenham Court Road.	15 mins

EATS

- | | |
|------------------------|-------------------|
| • Honey & Spice | • Steak & Lobster |
| • Bang Bang Vietnamese | • Honey & Co |
| • Bento-Ya | • Nandos |

LIQUID LUNCH

- | | |
|--------------------|----------------------------|
| • Grafton Arms | • Prince Of Wales Feathers |
| • Smugglers Tavern | • Fajitas & Tequila |
| • The Remedy Bar | • Simmons Bar |

A STRETCH AWAY

- | | |
|-----------------|--------------------|
| • Fitness First | • The Warren Pitch |
| • F45 | • Pure Gym |
| • Sohot Yoga | • Regents Park |

LOCAL AUTHORITY

Camden Council



READY TO TALK?

Harrison Eagles

harrison@ldg.co.uk

0207 290 0599

Cary Dennington

cary@ldg.co.uk

0207 291 0993

Daniel Castle

daniel@ldg.co.uk

0207 290 0590

George Brereton

georgeb@stirlingackroyd.com

0203 911 3668



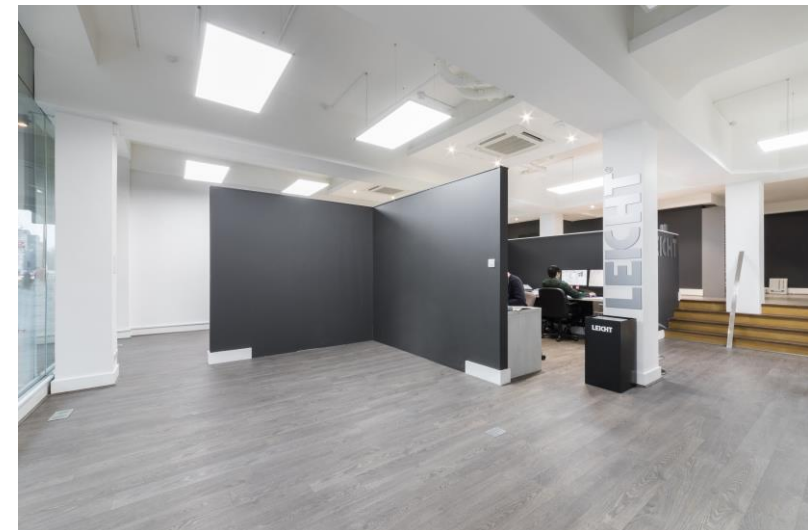
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@ldglondon

0207 580 1010

WELCOME TO 319-325 EUSTON ROAD

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READY TO TALK?

Harrison Eagles harrison@ldg.co.uk 0207 290 0599
Sarah Stevenson beatrice@ldg.co.uk 0207 580 1010

Cary Dennington cary@ldg.co.uk 0207 921 0993
Daniel Castle daniel@ldg.co.uk 0207 290 0590



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@ldglondon

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319-325 EUSTON ROAD CONTINUED

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