



# PRIME UNIT TO LET IN EUSTON

**365 EUSTON ROAD,  
EUSTON, LONDON NW1 3AR**



## **Location:**

The subject property occupies a prominent corner position on the busy Euston Road.

Great Portland Street (Metropolitan, Circle and Hammersmith & City Line) and Warren Street (Victoria and Northern Line) Underground Stations are both a short walk away, in addition to the major transport hub of Euston Station (National Rail, Victoria & Northern lines) which is 0.3 miles from the property.

Nearby multi-national retail occupiers include Pret a Manger, Wasabi, ITSU and Tesco Express amongst many others. There are also a number of conventional and serviced offices surrounding the property.

## **Accommodation:**

The unit is arranged over a Ground Floor only and has the following approximate net internal areas:

**Ground Floor: 1,900 sq. ft. (176.51 m<sup>2</sup>)**

## **Use:**

The subject premises benefits from Class E planning consent and is suitable for retail, leisure or office use. Alternative uses may be considered subject to planning.

## **Rent:**

On Application.

## **Lease:**

The premises are available by way of a new lease for a term to be agreed.

## **Rates:**

Interested parties are advised to make their own enquiries directly with the Local Authority.

## **Legal Costs:**

Each party to bear their own legal costs.

## **Viewings:**

Please contact:

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