

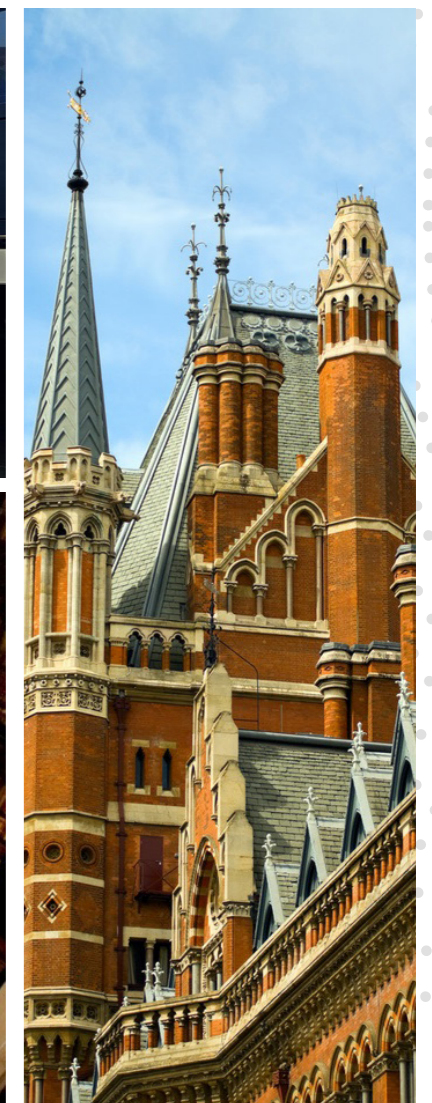
**160  
EUSTON  
ROAD**

LONDON, NW1

## Location

Evergreen House is situated in a prime Euston location on the north side of Euston Road and backing on to Grafton Place. The building is conveniently located adjacent to Euston Mainline Station and Underground station (Overground, Northern and Victoria lines). The building is also within easy walking distance of Kings Cross St. Pancras Mainline, Thameslink, International (Eurostar) and Underground Stations (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria).

Warren Street and Great Portland Street Underground Stations are also close by and between them serve Victoria, Piccadilly, Northern, Circle, Metropolitan and Hammersmith & City Underground Lines.



## Description

The available ground floor accommodation has been newly refurbished to a CAT A condition conveniently accessed via a self-contained entrance directly from Euston Road. There is also a smaller suit available on the 1st floor.

## Specification

- Newly refurbished to CAT A
- Self contained entrance
- Double height atrium
- Metal tiled suspended ceiling
- New LED lighting throughout
- Demised WC's
- VRV air conditioning
- Fully accessible raised floor
- Commissionaires
- Shower
- 3 passenger lifts
- Excellent levels of natural light

## Amenities

- Gym facilities available by seperate arrangement
- Cafeteria
- 40 person boardroom available to hire
- Communal breakout

## Accommodation

Description	Sq Ft (NIA)	Sq M (NIA)
First Floor	479	44.5
Ground Floor	6,377	592
<b>Total</b>	<b>6,856</b>	<b>636.5</b>





## Further Information

### Rent:

First Floor - £59.50  
Ground Floor - £67.50

### Lease:

A new lease is available for a term by arrangement directly from the Landlord.

### EPC

The property holds a B-45 EPC rating. Copies of the certificate are available upon request.

## Viewing and Contact

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