

# 338 EUSTON ROAD, REGENT'S PLACE

, NW1



GRYPHON  
PROPERTY PARTNERS

## DESCRIPTION

Award-winning architects Gensler have transformed 338 Euston Road into a light, airy and contemporary workspace. The double-height reception area is an oasis of calm, with its living green wall, dappled light and juice bar. As well as a lounge for relaxing, there's a wellbeing room as well as bike racks, showers with fresh towels to make your morning commute or lunchtime workout that little bit easier. You also have access to 100 Liverpool Street and 4 Kingdom Street, with lounges, a café, meeting room and breakout spaces where you can pop in and work or meet clients.

At Regent's Place, arts and science, research and creativity come together, attracting the most progressive research institutions, life sciences, businesses and start-ups. With 22 museums and galleries, 34 libraries and archives and 8 universities on your doorstep, there is always something and someone new to discover. And endless places to eat, drink or workout – Beany Green, Triton Café, FLYKICK and more.

## LOCATION

As well as being steps from Regent's Park, you're just a short walk from Camden, Marylebone High Street and Fitzrovia. And a couple of minutes' walk from 4 tube stops, 15 minutes from 3 major stations, and with easy access to Crossrail, Eurostar and major airports. At a glance Green, light and airy Double-height reception with dappled light and living wall. Well-connected 4 major tube and 3 major rail stations nearby - plus Regent's Park, Marylebone, Camden and Fitzrovia.

## SPECIFICATION/AMENITIES

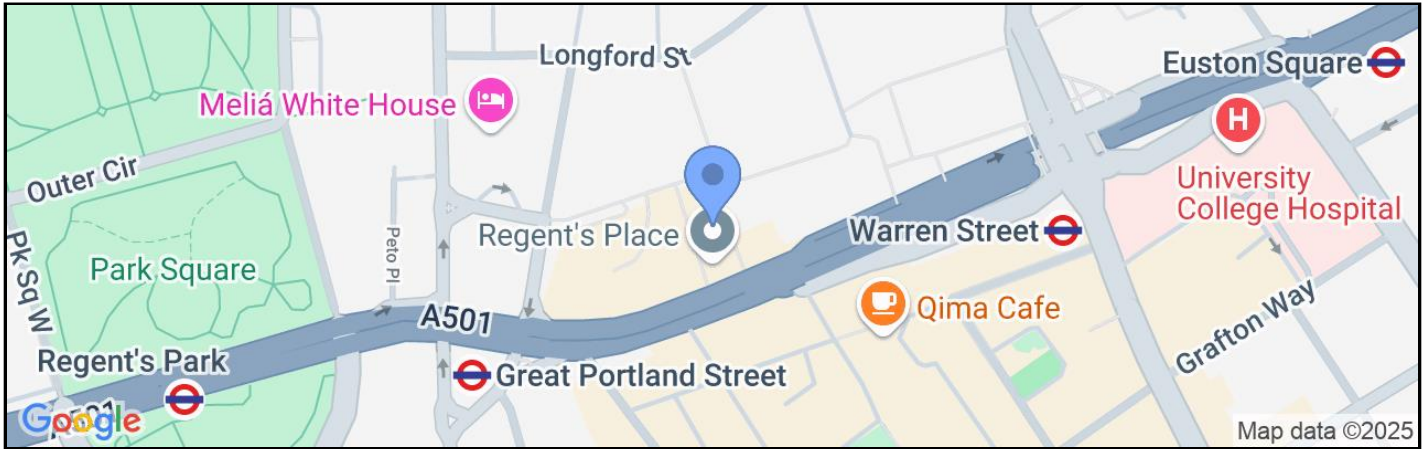
- Manned reception desk
- Building access 24/7
- Dedicated Community Manager Monday - Friday 8am - 5pm
- Personalised access cards
- Secure, fully backed-up connectivity and private WiFi infrastructure
- Meeting rooms of varying sizes (all include digital screens with HDMI / VGA connectivity)
- Kitchen area with microwave, dishwasher, fridge and filtered water stations
- Bike racks

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## TERMS

### LEASE

Flexible by arrangement

### RATES

on application

### SERVICE CHARGE

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2025