

# 307 EUSTON ROAD

LONDON, NW1 3AD



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

This centre is a striking redbrick office building is ready to enhance the way you work. Giving professionals in London a more flexible way to do business, a range of offices, meeting rooms and relaxing lounges allow you to shift your working environment as and when you need. Bordering Regent's Park, the copious amount of natural light, balcony terraces, superfast Wi-Fi and modern furnishings, this building creates the perfect environment to keep productivity high

## LOCATION

Just seconds from Warren Street underground station putting you on the fast-track to London Euston and the rest of the country, accessibility and staying connected become effortless. This building also borders Regent's Park, UCL Art Museum and Grant Museum of Zoology making this location truly idyllic. What's more, restaurants, cafes and bars are on every corner making it ideal for client lunches and after-work drinks. There's no better place in London for professionals and creatives to thrive.

## SPECIFICATION/AMENITIES

- 24/7 access
- Air-Conditioning
- Meeting rooms
- Showers
- Kitchens and break out space
- Manned reception

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**ANDREW MCCALLUM**

0203 440 9809

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### Subject to Contract

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