

105-111
Euston Street
London,
NW1 2EW



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VIRTUAL FREEHOLD
Sale 2 Offices /
Assignment of New
Lease 1 Office

**E- Commercial
Business & Service**

Office Premises

First Floor



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Total
First Floor
Front Office Area

83 M²
(893 ft²) approx.

Total
First Floor
Rear Office Area

91 M²
(979 ft²) approx.

Front , Rear Office Euston Street

Approximate Gross Internal Area
175.0 sq m / 1884 sq ft

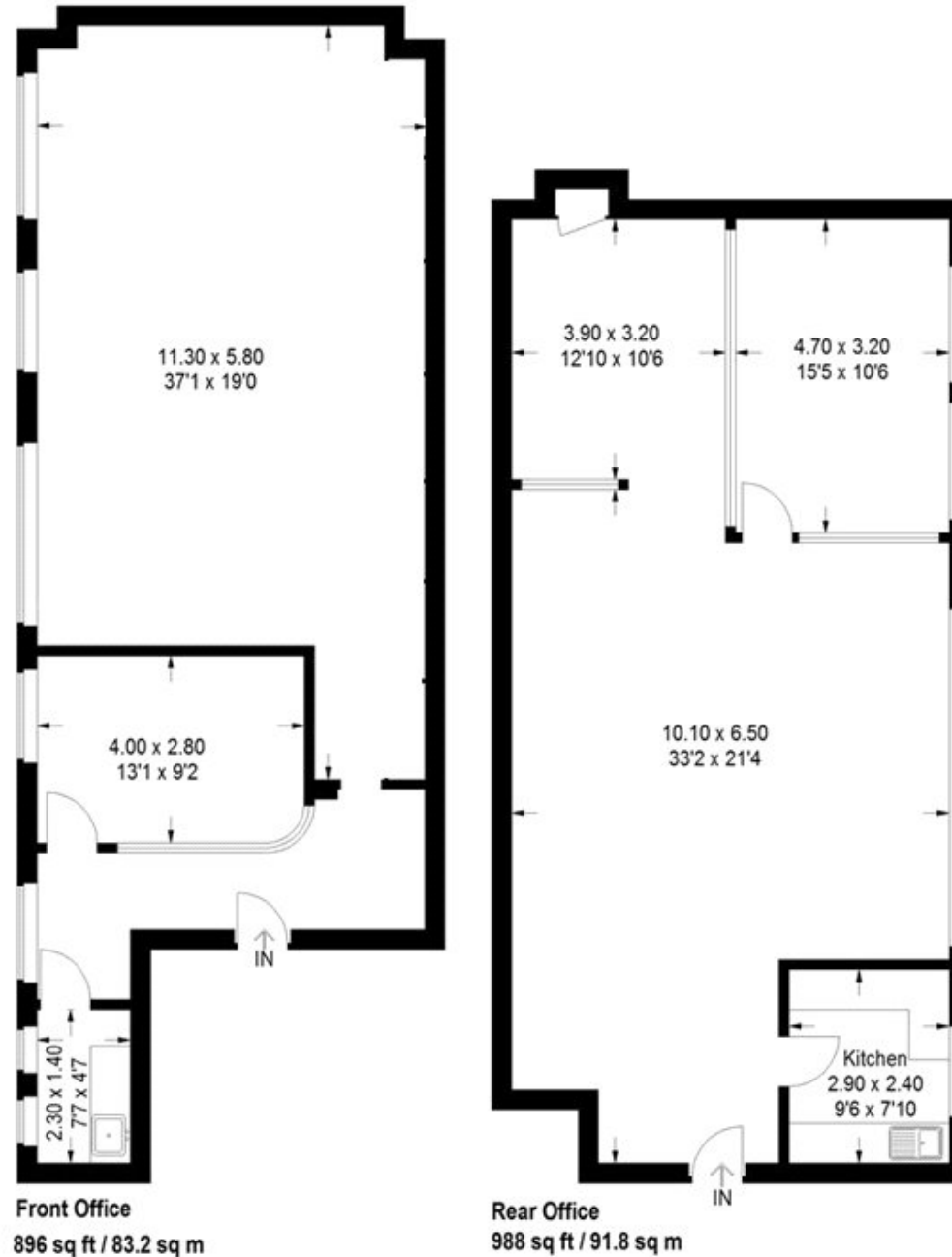


Illustration for identification purposes only, measurements are approximate,
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Office Premises

First Floor

Sale
£1,300,000
Rent
29,000 pa

Description

A rare and attractive opportunity to purchase this virtual freehold office investment in a highly sought-after location, perfect for businesses looking to secure a long-term space or investors seeking reliable rental income.

This property consists of two modern office units, each offering approximately 1,000 sq ft of versatile space.

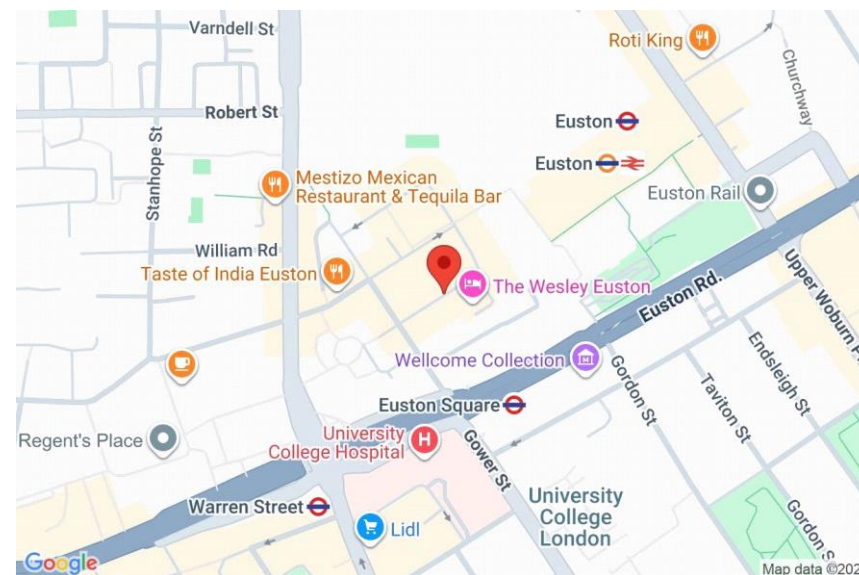
The rear first-floor unit is currently let for £39,000 per annum until 2030, providing a solid income stream and making it an excellent investment.

The front first-floor office, which has been newly redecorated, is vacant and ready for immediate occupation, offering flexibility for businesses seeking a new base in a prime location.

This is a great chance to invest in a property that not only offers a premium office space but also delivers solid rental income and long-term value.

Business rates

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.



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Method of sale

Both parties responsible for their own legal costs.

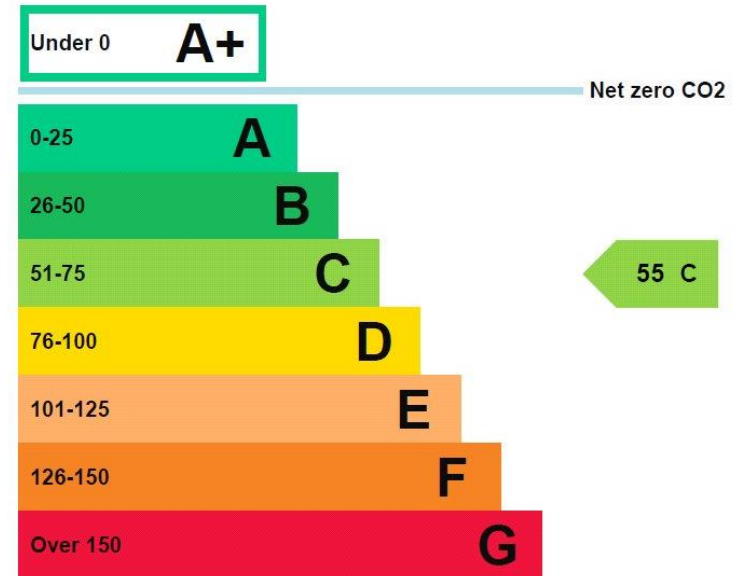
Viewings

Viewings are strictly by appointment.

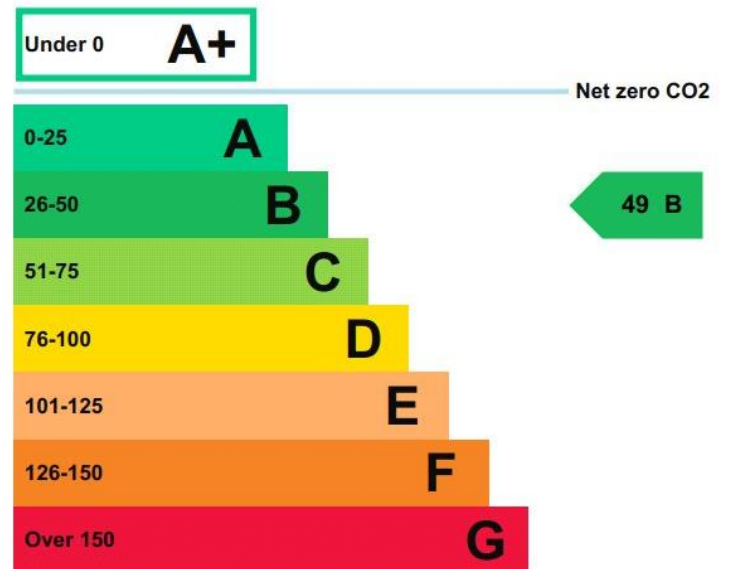
Please contact Martyn Gerrard
Commercial Department to make
an appointment.

EPC

Front Office



Rear Office



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Contact information

For further information please
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Further technical information relating
to the property is available at:

www.martyngerrard.co.uk

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