

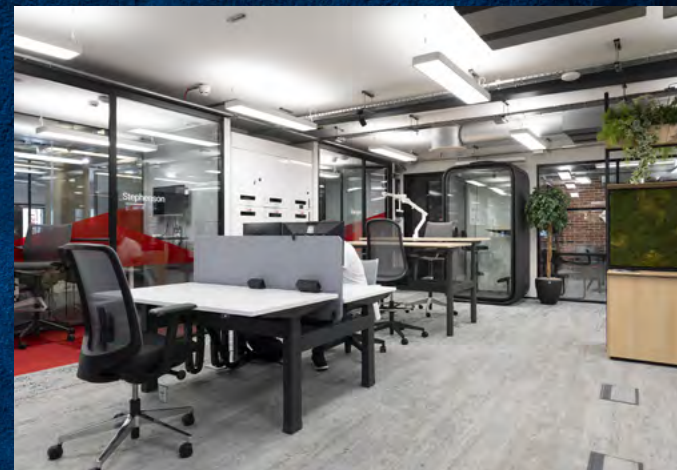
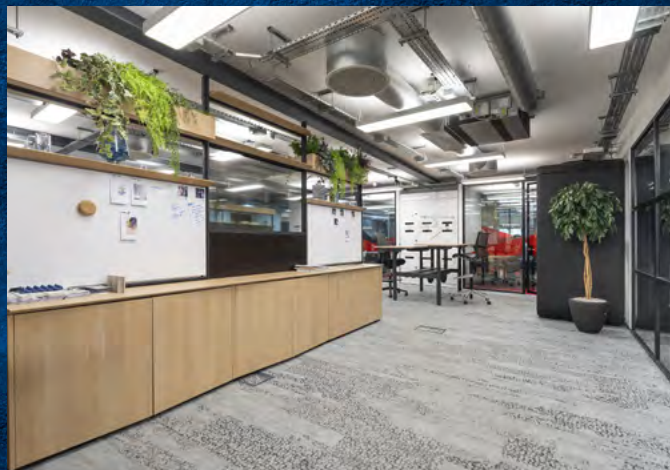
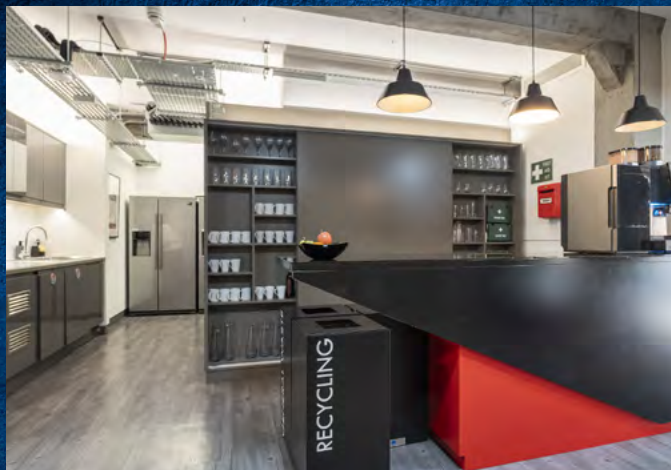
24-32 STEPHENSON WAY
EUSTON, LONDON NW1

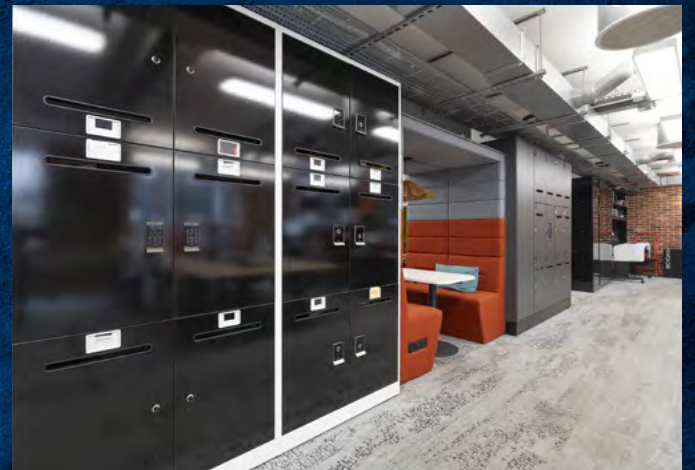
FITTED GROUND FLOOR OFFICES
WITH SUBSTANTIAL WINDOW FRONTAGE
AND DIRECT STREET ACCESS

DESCRIPTION

The ground floor offices benefit from direct street access and substantial window frontage to Stephenson Way. The offices are currently fitted and planned to a high standard providing reception, open plan areas, meeting rooms and kitchen / break out in total extending to approximately 5,135 sq ft (477 sq m).

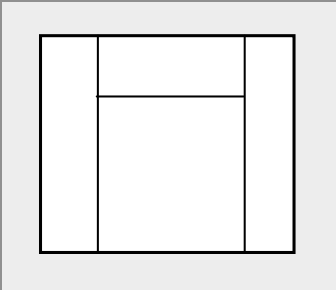




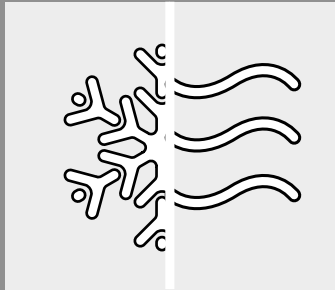


FEATURES

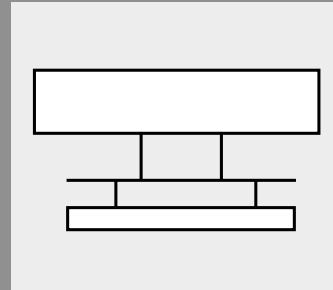
PROMINENT WINDOW
FRONTAGE



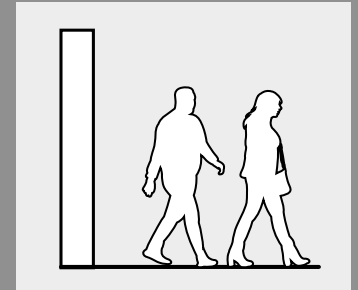
EXPOSED COMFORT
COOLING



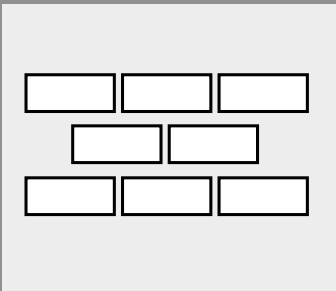
PART 'EXPOSED'
FEATURE CEILING



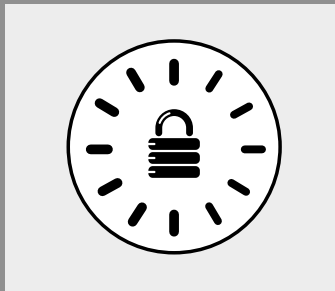
DIRECT STREET
ACCESS



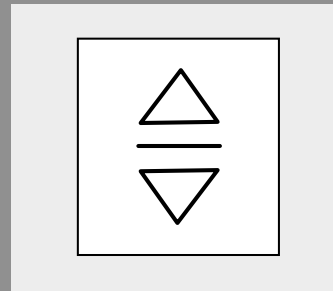
EXPOSED BRICKWORK



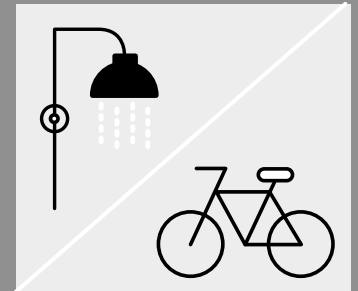
24-HOUR ACCESS



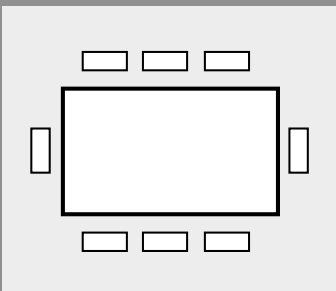
PASSENGER LIFT



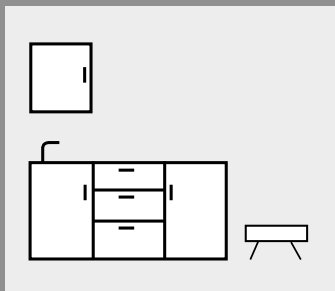
SHOWERS AND
CYCLE STORAGE



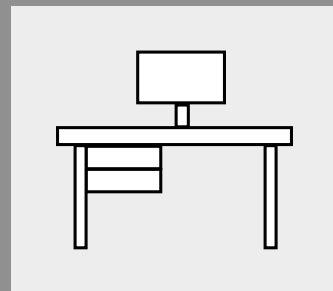
MEETING ROOMS



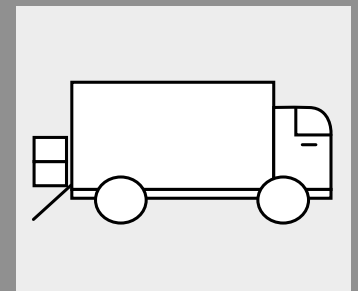
KITCHENETTE/BREAKOUT



WORKSTATIONS

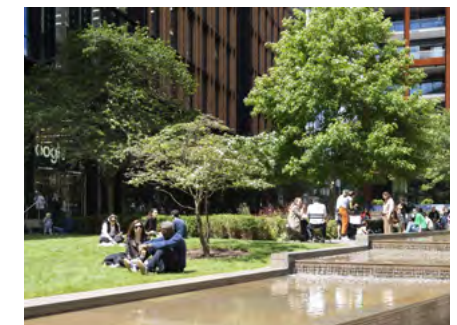


LOADING BAY



LOCATION

This prominent building is situated on the north side of Stephenson Way, close to the junction with North Gower Street and within a few minutes walk of Euston mainline station. Euston Square and Warren Street underground stations are close by. Kings Cross and St Pancras International (Eurostar) mainline stations are in close proximity, as is the array of shops restaurants, and bars within Fitzrovia, Granary Square and Coal Drops Yard.



APPROXIMATE TRAVEL DISTANCES

WALKING



Euston Station
5 mins

Warren Street
5 mins

Kings Cross
15 mins

Granary Square
15 mins

Coal Drops Yard
17 mins

BICYCLE



Euston Station
2 mins

Warren Street
2 mins

Kings Cross
5 mins

Granary Square
5 mins

Coal Drops Yard
7 mins

BY TUBE FROM EUSTON STATION



Kings Cross
1 min

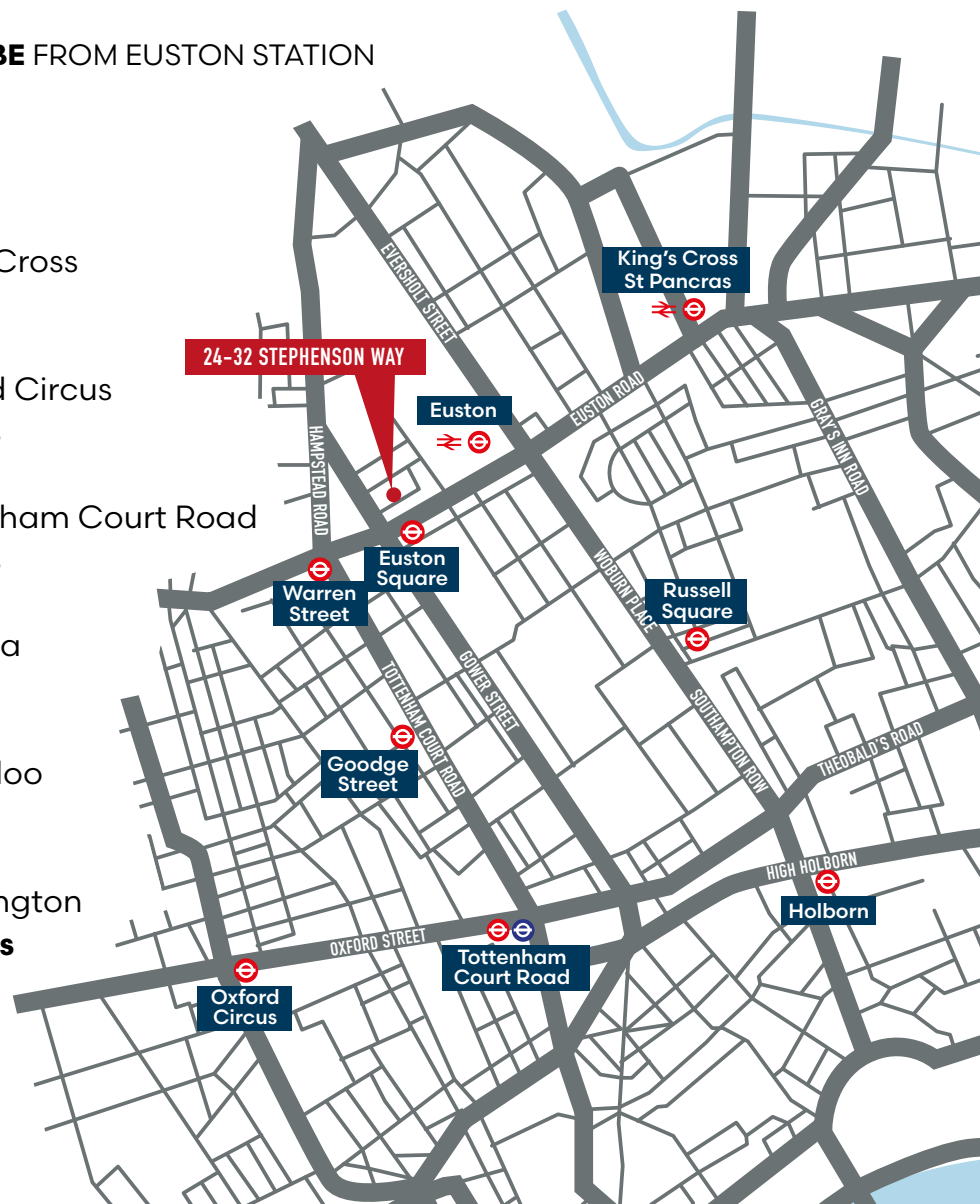
Oxford Circus
3 mins

Tottenham Court Road
3 mins

Victoria
7 mins

Waterloo
9 mins

Paddington
15 mins



TERMS

On Application

EPC

C75

VIEWING

By appointment through agents:



Richard Spencer

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07778 521230

Omar Saad

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07483 111764

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (August 2026)