

40 Churchway, London, NW1 1LW

Superb “Plug and Play” Warehouse Offices close to Euston Station
1Gbps Fibre connected
Ground & 1st Floor – 6,099 sq ft



LOCATION

The property is located on the east-side of Churchway close to the junction with Euston Road which links Marylebone Road and Kings Cross. The property benefits from excellent transport routes via London Euston Underground and Railway Station, Kings Cross Underground and Railway Station and St Pancras International, which are all within a short walk from the property. There are also excellent bus links a short walk from the property on Euston Road.

The property is located in the heart of the Knowledge Quarter, being home to 80 academic, cultural, research, scientific and media organisations including UCL, The British Library, Francis Crick Institute, The Wellcome Collection and the Royal College of Physicians. The property also benefits from a range of retail amenities ranging from coffee shops, restaurants to hotels.

MAP



CONTACT US

By appointment through sole agents:

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DESCRIPTION

The property was previously the Connolly Leather Factory which was famous for providing leather to the car and aviation industries amongst others. The building was comprehensively refurbished three years ago and provides stunning warehouse office accommodation, with its own entrance.

Its is arranged over ground and first floors. The majority of the available space is located on the ground floor which consists of a large open plan area with two/three meeting rooms, male and female WCs and an open reception area. The first floor provides a further two/three meeting rooms along with additional WC and shower facilities. At the front of the property is car parking for up to five cars together with wall mounted bicycle racks.

FLOOR AREAS

| FLOOR | SQ FT | SQ M | STATUS |
|-----------------|--------------|------------|-----------|
| 1 st | 696 | 65 | Available |
| Ground | 5,403 | 502 | Available |
| TOTAL | 6,099 | 567 | |

AMENITIES

- Self contained building
- Comfort Cooling
- Shower facilities
- Meeting rooms & private offices
- Kitchen and breakout area
- Comms room – see connectivity
- CCTV infrastructure
- Skylights – excellent natural light
- 24 hour access
- Off street parking and bike racks

CONNECTIVITY

- 2 x Colt fibre lines into the building (1 not in current use)
- 1Gbps active circuit
- Wiring and patch panels and 2 x 42U racks in situ
- Two split units and three power circuits remain

FURNITURE IS AVAILABLE BY ARRANGEMENT

TERMS:

The space is available by way of a sublease to June 2020. The lease excludes the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954, Part II, as amended.

Alternatively a new lease for a term by arrangement directly from the Landlord could also be available.

RENT:

Passing rent £61.50 psf

RATES:

£20.94 per sq ft per annum

RUNNING COSTS:

TBC

VAT:

The property is elected for VAT purposes.

EPC:

EPC rating D – full copy available on request.



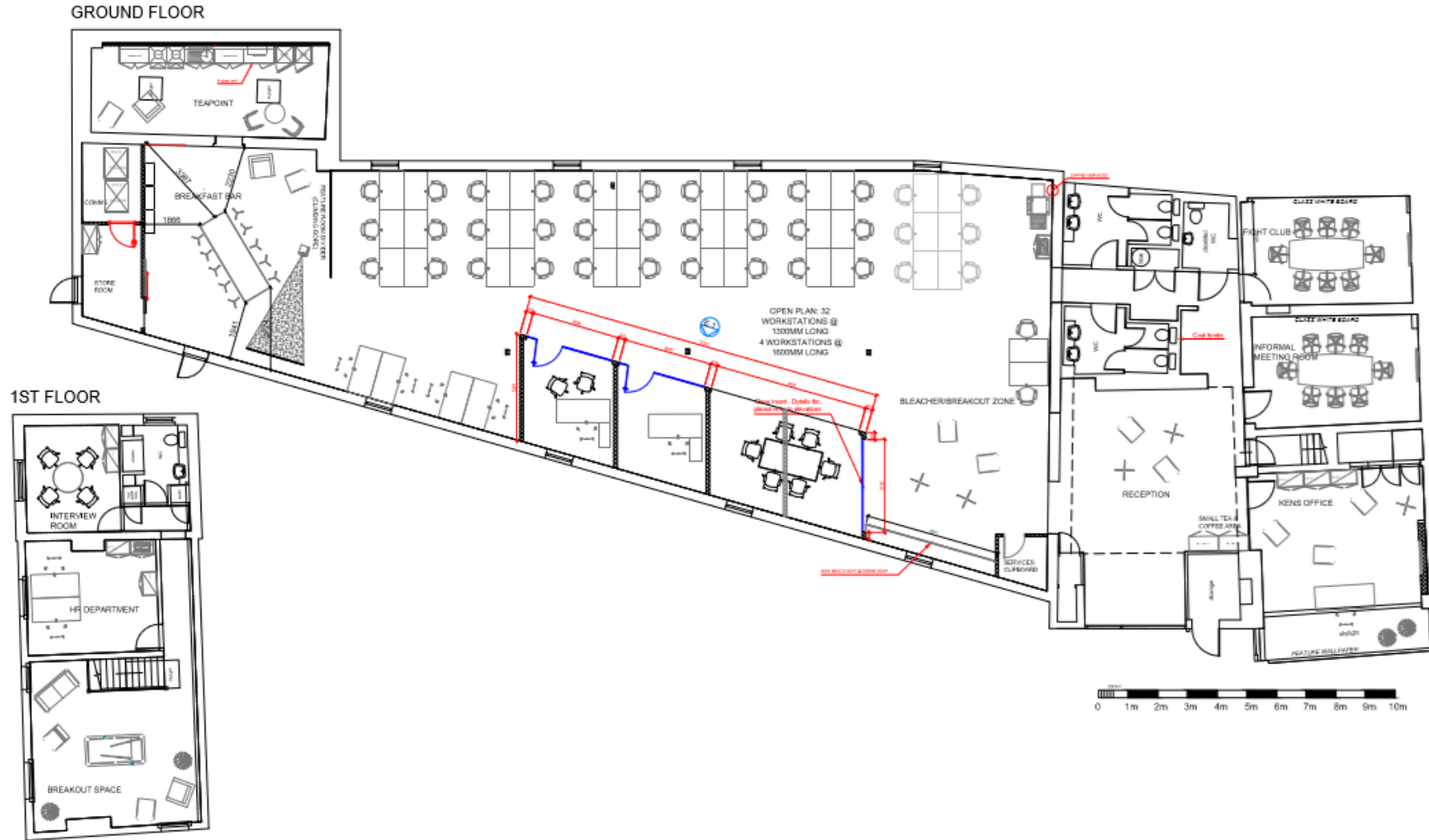


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Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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FLOOR PLAN



***for identification purposes only**