



338 Euston Road
Euston
NW1 3BT

BESPOKE MANAGED OFFICES

*The flexible future of medium term office
Space for business.*



THE OFFICE

Fully managed and Customisable large flexible office space for teams of 20+ people.

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.



THE LOCATION

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.

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.

NEAREST TUBE

Great Portland Street





AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
3rd Floor (1)	1,298	upto 22	£24,332	12/36 Months		
3rd Floor (2)	1,981	upto 34	£37,604	12/36 Months		
3rd Floor (3)	2,447	upto 41	£45,346	12/36 Months		
5th Floor	7,256	upto 100	£110,000	12/36 Months		

Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



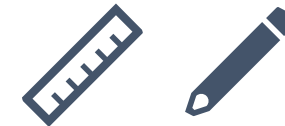
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

Property Highlights

- Reception and concierge
- Secure, backed-up private IT Network
- Meeting rooms of varying sizes
- Showers, Drying Room & Free Towels



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE*



VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

THE MANAGED OFFICE SEARCH PROCESS

CONTACT US

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