



Modern Office to Let

Part Fourth Floor
20 Triton Street
Regent's Place
London
NW1 3BF

Size
12,615 sq ft / 1,172 sqm

Rent
£75.00 psf

Service Charge
£16.50 psf

Rateable Payable
£37.76 psf

- * Excellent transport links
- * Integrated meeting rooms and private offices
- * Fitted kitchen and breakout area
- * Impressive entrance and front desk
- * 8 x passenger lifts
- * 2 car parking spaces
- * Air conditioning
- * Stunning Atrium
- * EPC B

MODERN OFFICE TO LET

Location

20 Triton Street occupies a commanding position at the gateway to London's Knowledge Quarter, home to over 100 premier academic, scientific, and cultural organisations.

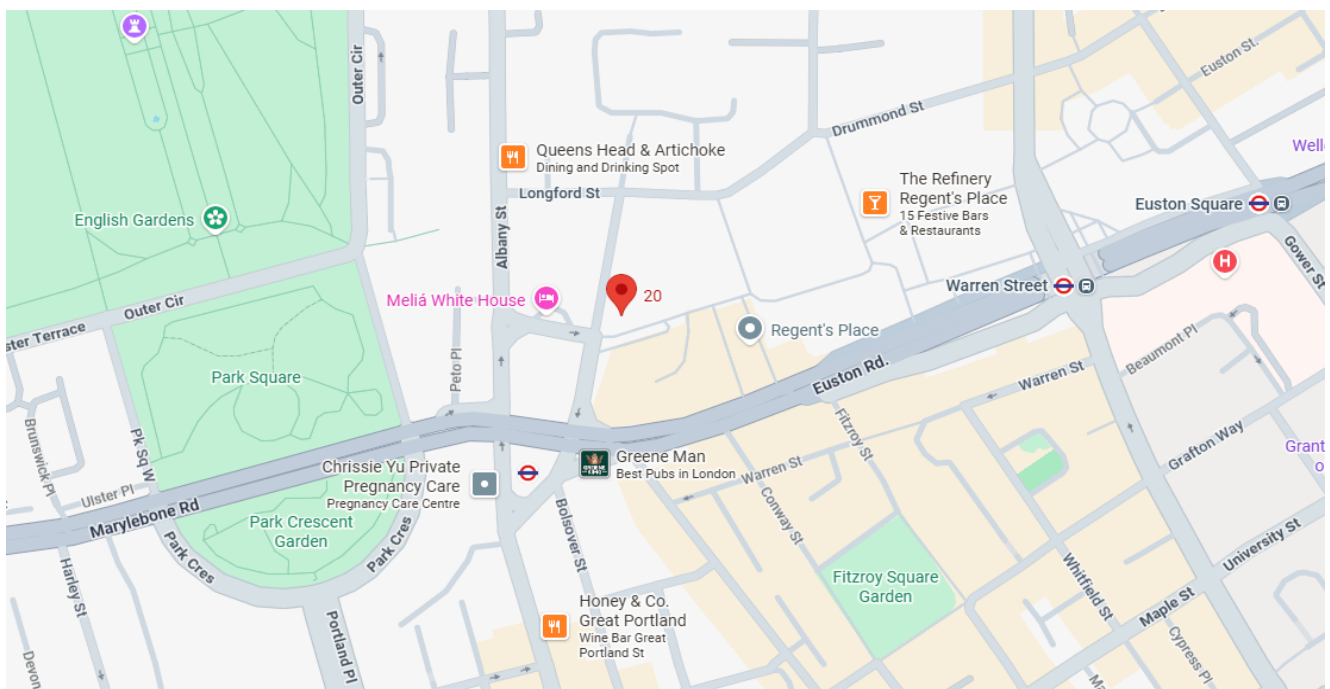
The property is situated on the vibrant, pedestrianised Regent's Place campus, which benefits from being close to nearby green spaces such as Regent's Park and an abundance of bars and restaurants in the West End.

Nearby Under Ground Stations:

- Great Portland Street Station (Circle, Hammersmith & City, Metropolitan lines) – 2 mins walk
- Warren Street Station (Northern & Victoria lines) – 3 mins walk
- Tottenham Court Road (Elizabeth, Central and Northern Lines) - 15 mins walk

Mainline and International Stations:

- Euston Station (National Rail & Underground) – 7 mins walk
- Kings Cross & St Pancras International - 15 mins walk
- Marylebone Station - 20 min Walk



Lease Terms

Available by way of an assignment expiring February 2029. Alternatively a new longer lease may be available from the landlord.

Floor Areas

Fourth Floor (part) 12,615 sq ft / 1,172 sqm

Description

Rare opportunity to let 12,615 sq ft workspace on a single floor in the area.

Situated on the part fourth floor, the space is currently divided up into varying size of meeting rooms and private offices with larger open plan desk space. Upon entering, there is a waiting area and reception upon and to the rear corner is a dedicated kitchen and breakout area.

The building benefits from a double height main entrance and front desk with bike storage, car parking, lockers and shower facilities.

Key Features & Amenities:

- 12,615 sq ft on a single floor
- Manned ground floor reception
- 8 x Passenger lifts
- 2 car parking spaces
- Secure bike storage
- Air conditioning
- Raised flooring
- Fourth floor reception and waiting area
- Private meeting rooms and offices
- Lockers
- Shower facilities
- Excellent location
- Kitchen and breakout area
- Available with or without furniture





Floor Plan

