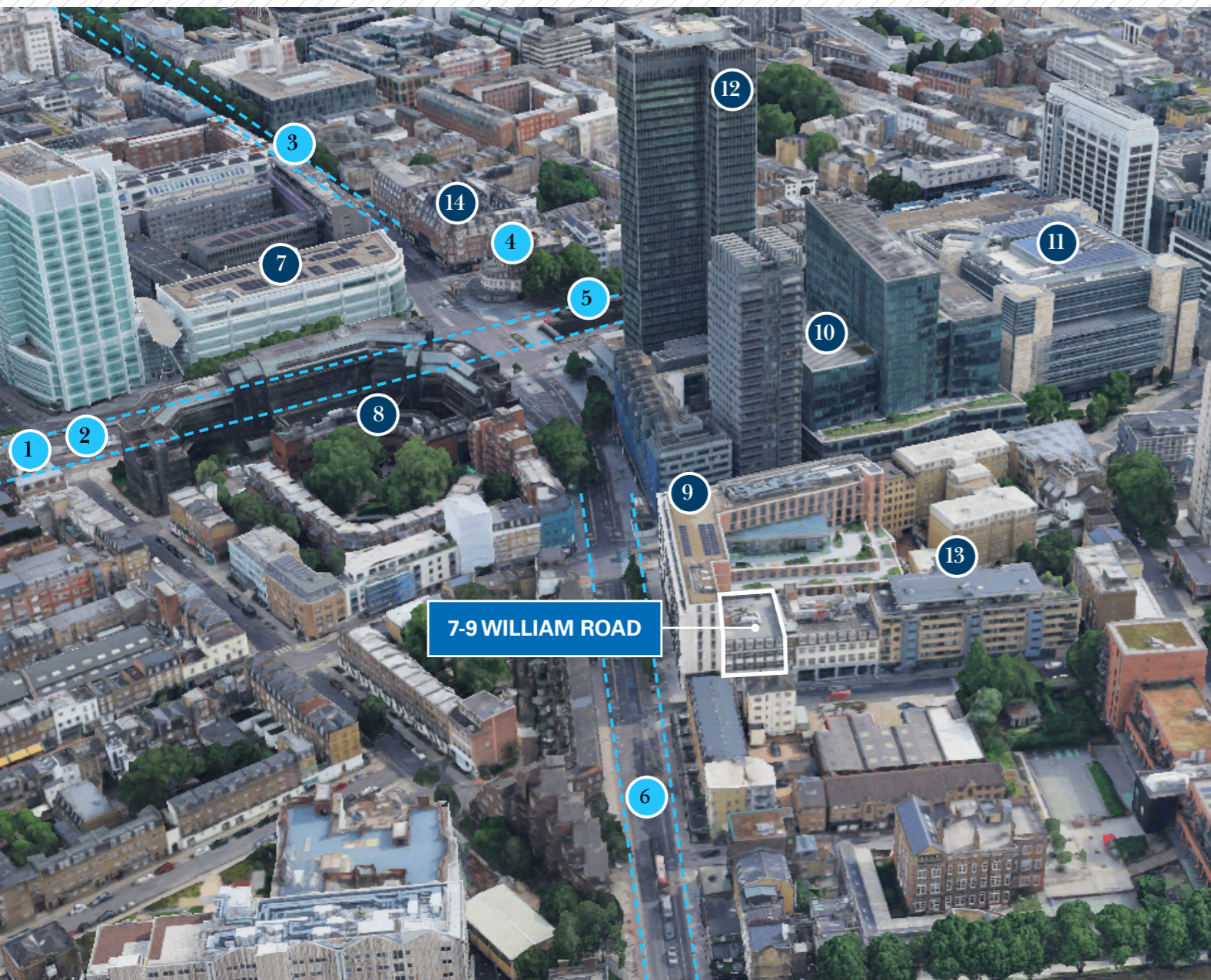




7-9 William Road, London, NW1 3ER

A KNOWLEDGE QUARTER FREEHOLD WAREHOUSE-STYLE OFFICE BUILDING



**NEWMARK**



# Key Points

- Freehold
- Vacant possession
- 15,404 sq ft NIA / 17,859 sq ft GIA
- Located in London's Knowledge Quarter
- Excellent transport links

## Key

- |  |                              |                               |
|--|------------------------------|-------------------------------|
| <b>1</b> Euston Square Station  | <b>2</b> Euston Road         | <b>3</b> Tottenham Court Road |
| <b>4</b> Warren St Station      | <b>5</b> Underpass           | <b>6</b> Hampstead Road       |
| <b>7</b> UCLH Hospital   | <b>8</b> 250 Euston Road     | <b>9</b> The Lantern          |
| <b>10</b> Regent's Place   | <b>11</b> 1 Triton Square    | <b>12</b> Euston Tower        |
| <b>13</b> Landmark Properties 225 Student Housing Scheme   | <b>14</b> Radisson Blu Hotel |                               |

**400 acres** of nearby green space at Regent's Park

**c. 80%** Science & tech commercial take-up in the Knowledge Quarter.

**50%** Knowledge Quarter economy growing faster than the rest of London

## LOCATION

7-9 William Road benefits from an exceptionally well-connected location just moments from Warren Street and Euston Square Stations. It also offers convenient access to national rail, multiple Underground lines, and amenities in Camden and the King's Cross quarter.

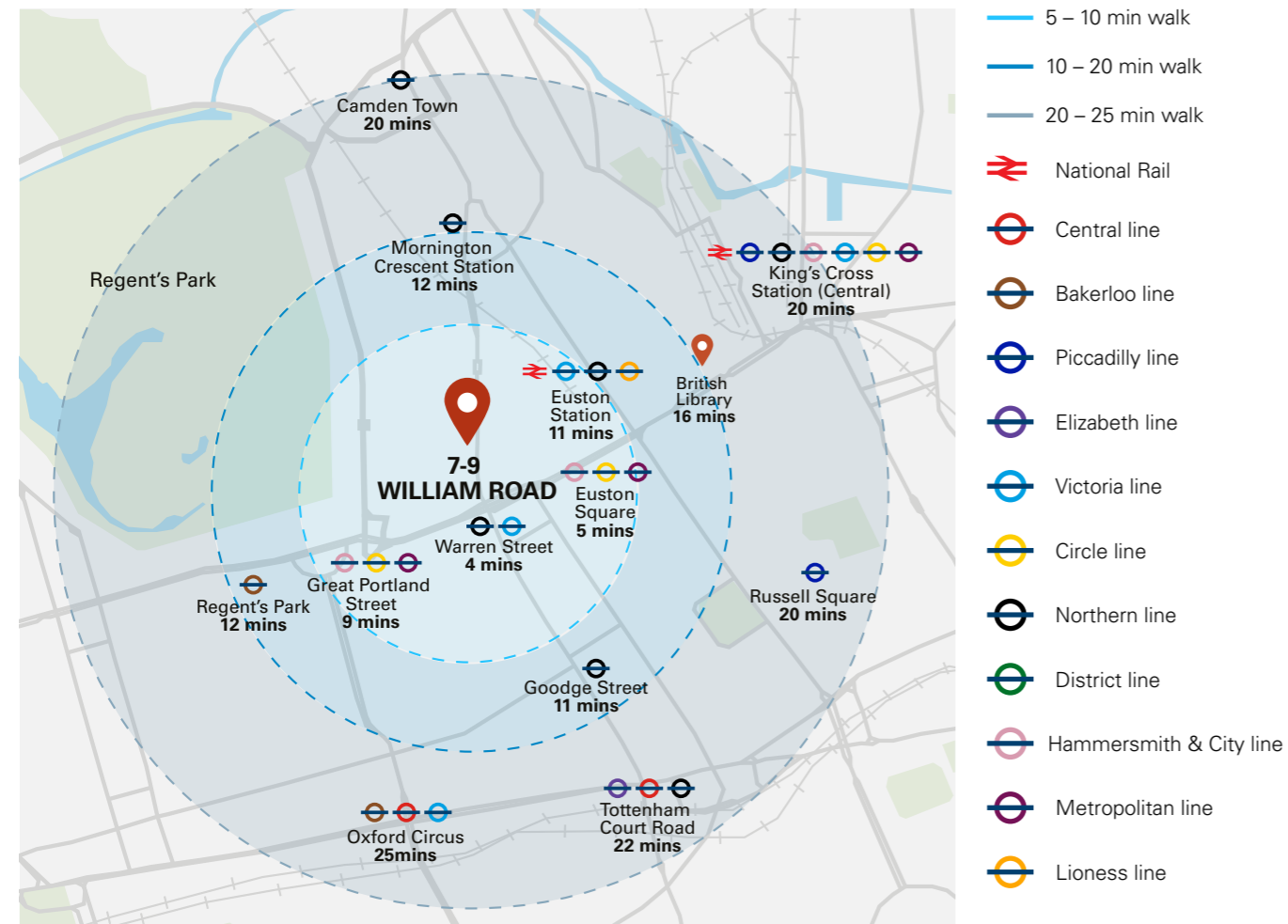


## CONNECTIVITY



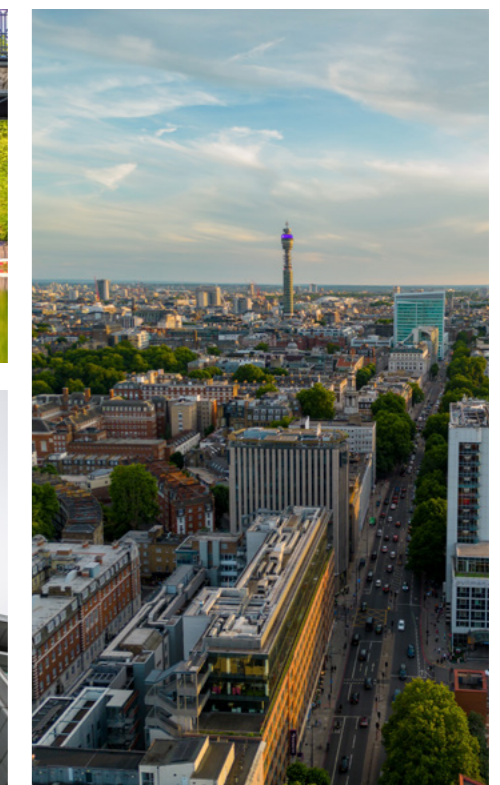
### RAIL

- **Warren Street Station**  
4-minute walk
- **Euston Square Station**  
5-minute walk
- **Euston Station**  
11-minute walk
- **Regent's Park Station**  
12-minute walk



## LOCAL COMMUNITY AND DIVERSITY

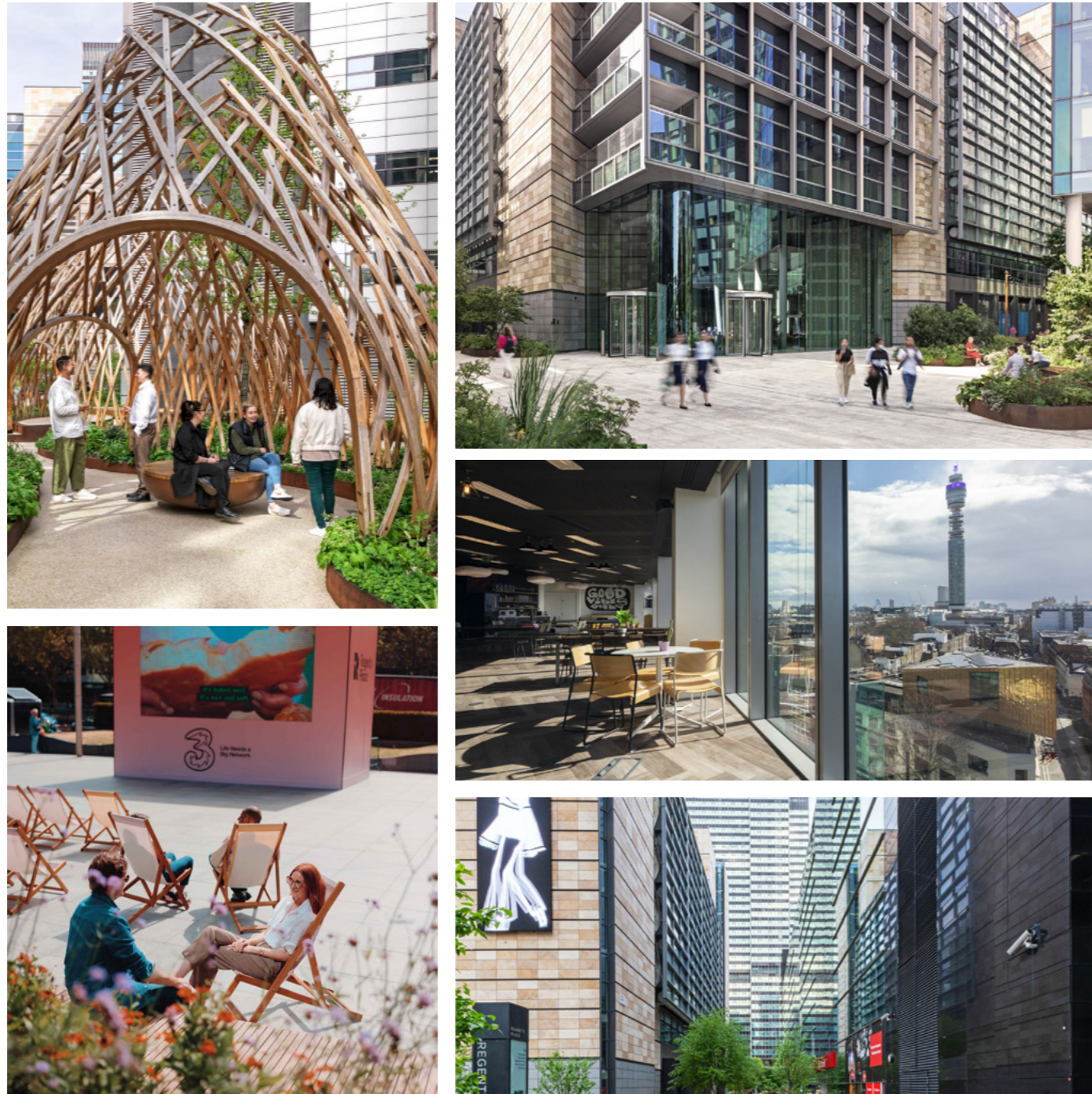
- **Transformational Growth**  
A dynamic mixed-use district integrating offices, labs, retail and public spaces with British Land's next phase of Regent's Place set to elevate the area further. [regentsplace.com](https://regentsplace.com)
- **Cultural & Culinary Excellence**  
Tottenham Court Road offers a vibrant mix of dining, entertainment and cultural venues.
- **Unrivalled Connectivity**  
King's Cross has become a major leisure destination following extensive investment and Euston Station's regeneration will deliver a similar impact. The location is further served by extensive tube and bus facilities.
- **Green Space on the Doorstep**  
Regent's Park (400 acres), Euston Square Gardens and Brunswick Square offer peaceful green retreats just moments away.
- **World-Class Amenities**  
Proximity to the British Library, London Zoo, Madame Tussauds and many leading medical and University institutions pull tourists, occupiers and students to the area.
- **Hotels for Every Need**  
The area is well served from luxury to well-appointed budget options.



## LOCAL ENHANCEMENTS

Directly south of William Road, Regent's Place is a 13-acre British Land campus offering over 1 million sq ft of lettable space attracting c.4 million visits annually. With £10 million+ invested in public realm improvements, the campus delivers a high-quality environment supported by amenities such as The Gym Group, the Euston Wall Climbing Centre, and the New Diorama Theatre. The newly built [Triton Square](#) adds 313,000 sq ft of space for science and innovation occupiers, anchoring Regent's Place as the new hub of the Knowledge Quarter.

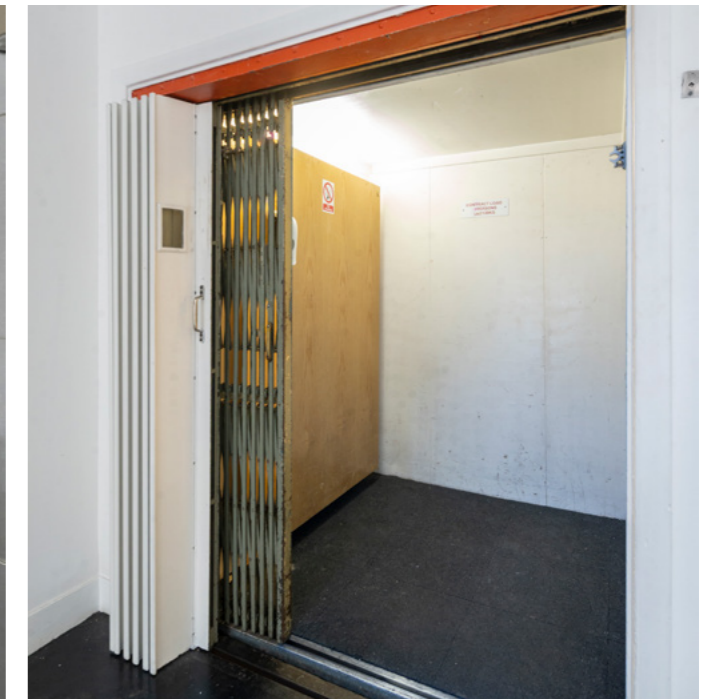
7-9 William Road is ideally positioned within the 60 acre Euston regeneration zone, which is set to transform the area into a major transport and innovation hub anchored by HS2. As a strategic centre to the Knowledge Quarter, the area is drawing global occupiers in life sciences, tech, and education. The area will be further supported by enhanced Victoria and Northern line access and improved pedestrian and cycle connectivity.



## FLOOR AREAS

FLOOR	SIZE			
	(SQ FT) NIA	(SQ M) NIA	(SQ FT) GIA	(SQ M) GIA
<b>Third</b>	3,028	281.3	3,519	326.9
<b>Second</b>	3,063	284.5	3,529	327.8
<b>First</b>	2,977	276.5	3,488	324.0
<b>Ground</b>	2,964	275.3	3,400	315.9
<b>Lower Ground</b>	3,372	313.3	3,923	364.5
<b>Total</b>	<b>15,404</b>	<b>1,430.9</b>	<b>17,859</b>	<b>1,659.10</b>

The property was measured by Hollis Global Limited on 9th January 2025 in accordance with the RICS Code of Measuring Practice (6th Edition).





## PLANNING FRAMEWORK

### Local Authority & Key Policies:

- **Local Authority:** Camden Council.
- **Central Activities Zone (CAZ):** The site falls within this zone, which supports a mix of commercial, cultural, and residential uses to promote economic growth.
- **Opportunity Area:** Designated as a priority location for new development and investment.

## REPOSITIONING OPPORTUNITY

### Existing specification:

The building was previously occupied by a firm of architects and offers a wide range of possibilities to enhance the studio-style warehouse offices.

Opportunities are extensive, including enhancing the 2009 specification, improving amenities with fresh end of journey facilities; creating feature staircases between floors; and potentially utilising the extensive roof space to extend the building or create generous terracing (subject to necessary consents). Alternative uses may also be considered.

The existing specification offers :



Open plan studio-style offices across 5 floors, with dual access points at ground floor



Large lift, generous WC and kitchenette areas on all upper floors



Central heating (gas) with some ancillary DX air conditioning units to meeting rooms



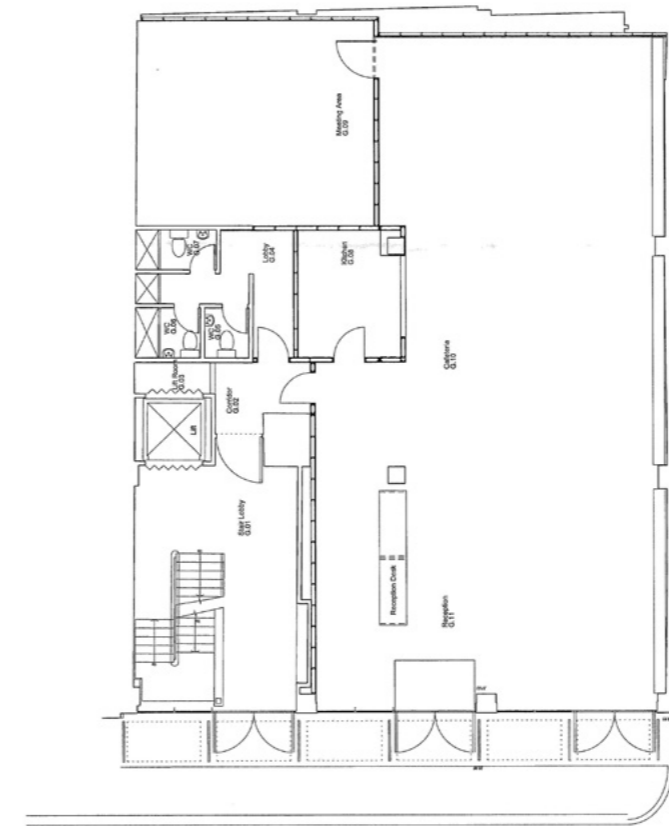
Large windows at front and rear offer excellent natural light



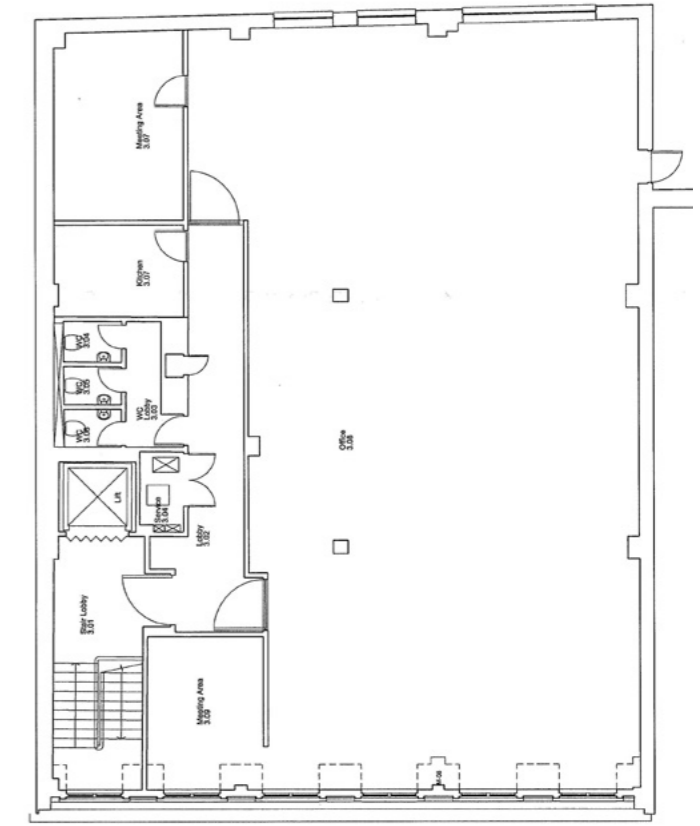
Parquet wood flooring



Floor-to-ceiling heights: 2.80m – 3.80m



Ground Floor Plan



Third Floor Plan

## OFFERS INVITED

Offers for the freehold interest with the benefit of vacant possession are requested, subject to contract and exclusive of VAT.

A guide price in excess of **£8,500,000** subject to contract, reflecting £550 psf on the NIA / £475 psf on the GIA.

All offers will be required to satisfy appropriate KYC regulations.

## FURTHER INFORMATION AND SALES TEAM

Further information may be made available via the sales data room including:

- Floor plans (DWG)
- Measured survey
- 2023 condition survey
- EPC (D) certificate
- Lift survey
- Asbestos survey
- Fire report
- Title register – No NGL265161

All inspections are to be accompanied by a member of the sales team.

# Contacts

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**NEWMARK**

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