

STEPHENSON WORKS



—
24-32 STEPHENSON WAY
LONDON NW1

6,802 SQ FT

FULLY FITTED OFFICE SPACE

SUSTAINABLE SPACE

EPC RATING: A

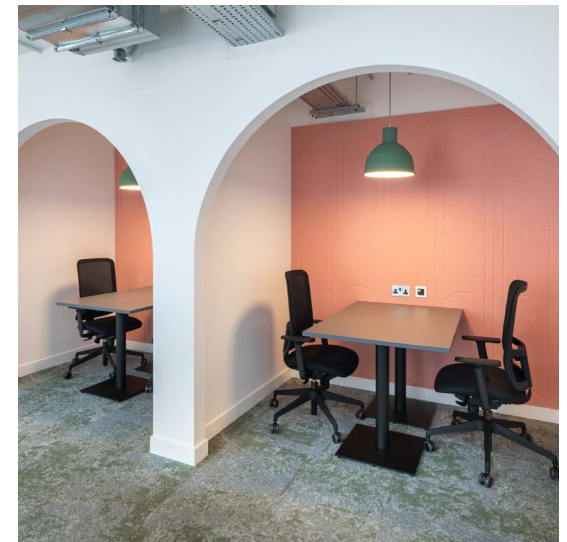
BREEAM: EXCELLENT



NEW PLUG AND PLAY

A PROMINENT OFFICE BUILDING COMPREHENSIVELY REFURBISHED

24-32 Stephenson Way is a highly specified building, designed with the occupier in mind and sustainability at its core. New end-of-journey facilities are provided, and the final available 2nd floor – offering 6,802 sq ft – has been newly fully fitted to deliver ready-to-occupy workspace.



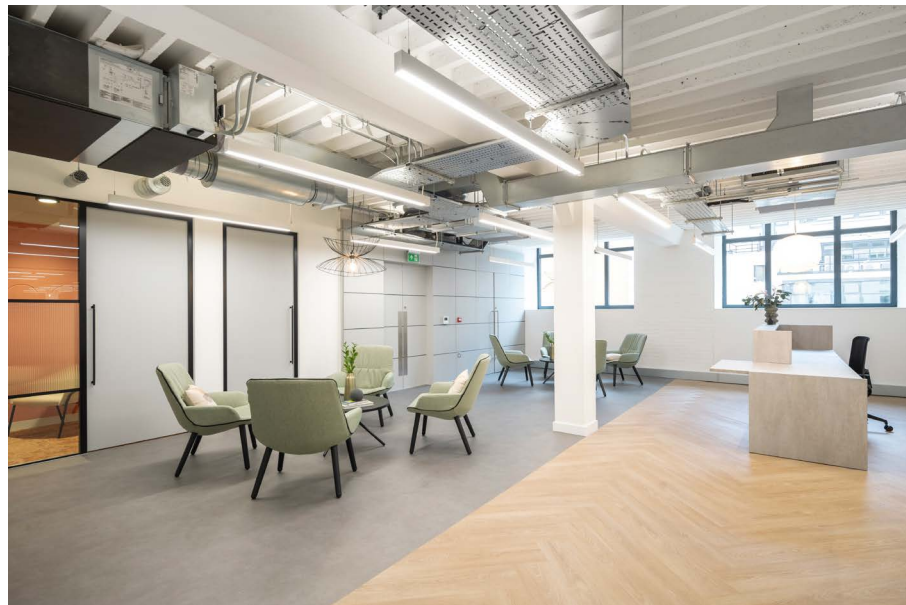


**READY
FOR
BUSINESS**

STYLISH NEW WORKSPACE



The 2nd floor offers bright and open workspace, which has been fully fitted to provide 60 workstations, a welcoming reception, private meeting rooms, and collaborative breakout spaces—so your business can hit the ground running.



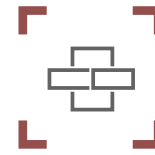
SPECIFICATION



FULLY FITTED
OFFICE SPACE



NEW EXPOSED
COMFORT COOLING



EXPOSED
BRICKWORK



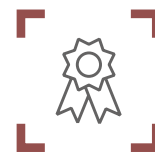
EXCELLENT
LOCATION



CYCLE
STORAGE



SHOWER
FACILITIES



EPC RATING: A
BREEAM: EXCELLENT



24 HOUR
ACCESS



**FULLY
FITTED &
FLEXIBLE**


SPACE TO CREATE

2ND FLOOR SPACE PLAN 6,802 SQ FT (632 SQ M)

2ND FLOOR	6,802 SQ FT
Open plan workstations	60
Reception	01
10 person meeting room	01
8 person meeting room	01
4 person meeting room	01
Kitchen with breakout area	01
Informal meeting areas	01
Quiet rooms	02
Quiet working area	01
Meeting booths	02
Phone booth	01
Storage room	01
Coat room	01
Comms room	01



STEPHENSON WAY

 Floor areas and plans are approximate and for indicative purposes only.

 Office  Core

SPEEDY TRANSPORT LINKS

LOCATED WITHIN CLOSE PROXIMITY TO EUSTON SQUARE AND KING'S CROSS ST PANCRAS STATIONS

Providing immediate access to a variety of underground lines and the Eurostar from St Pancras International. In addition Euston, Tottenham Court Road and Russell Square stations are within a few minutes walk. HS2 will deliver improved connections to Euston and Euston Square Underground stations.



Walking times from the building. Source: TFL.



TECH

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DeepMind

CREATIVE/MEDIA/RETAIL

Art Fund_

havas media

SONY

YouTube

vevo

Big Sky Studios

LIFE SCIENCES

Benevolent^{AI}

GLOBAL GENERATION

In²science^{UK}

EXCITING VIBRANT LOCATION



GRANARY SQUARE
18 MINS WALK

COAL DROPS YARD
20 MINS WALK

REGENT'S PARK
10 MINS WALK

CHARLOTTE STREET
14 MINS WALK



SITUATED ON THE NORTH SIDE OF STEPHENSON WAY, JUST NORTH OF EUSTON ROAD

The building is within a short walk to Granary Square, Coal Drops Yard and Fitzrovia, which are home to a vibrant mix of shops, bars and restaurants.



FURTHER INFORMATION

VIEWINGS

Strictly through joint sole letting agents:



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