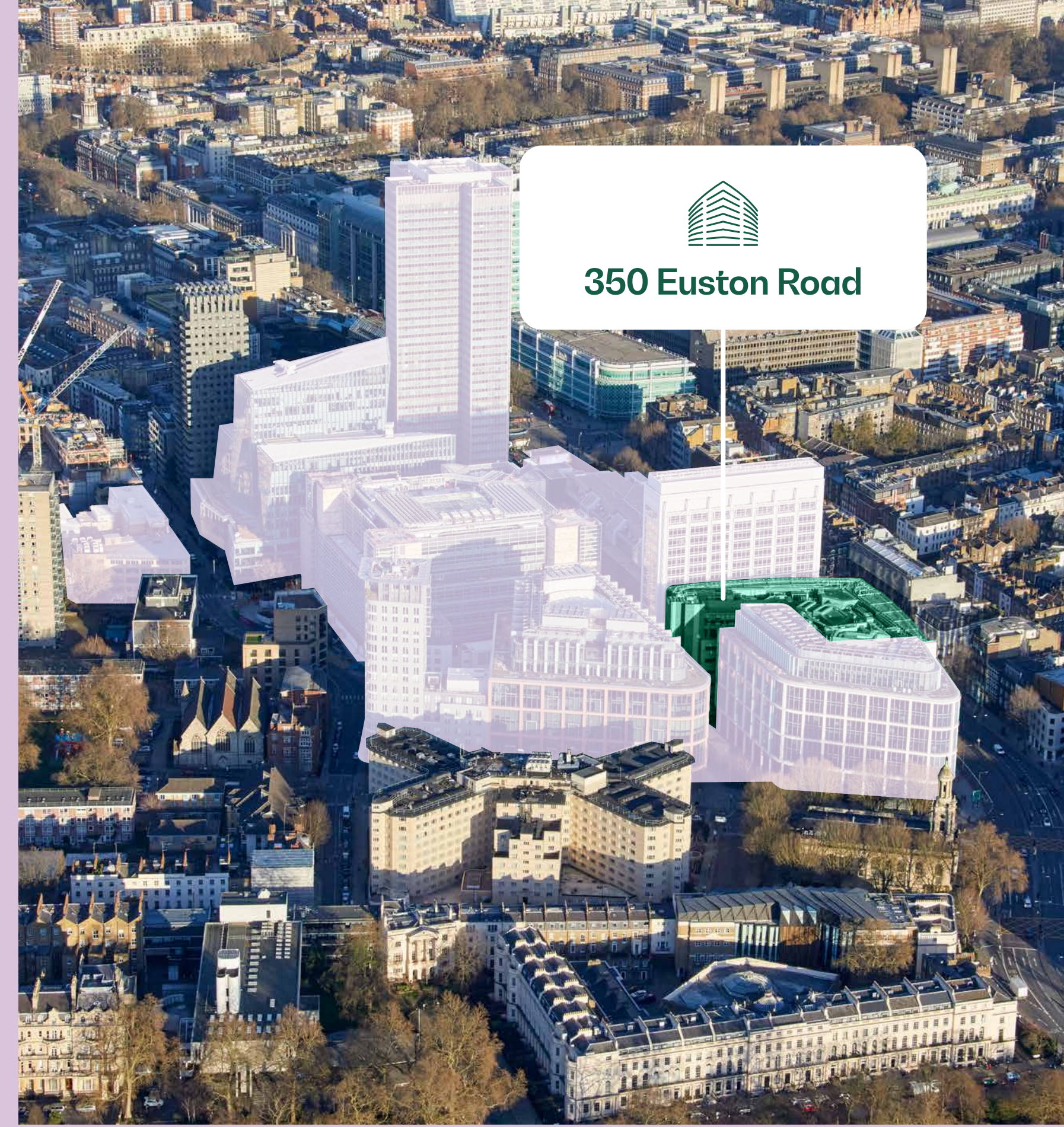
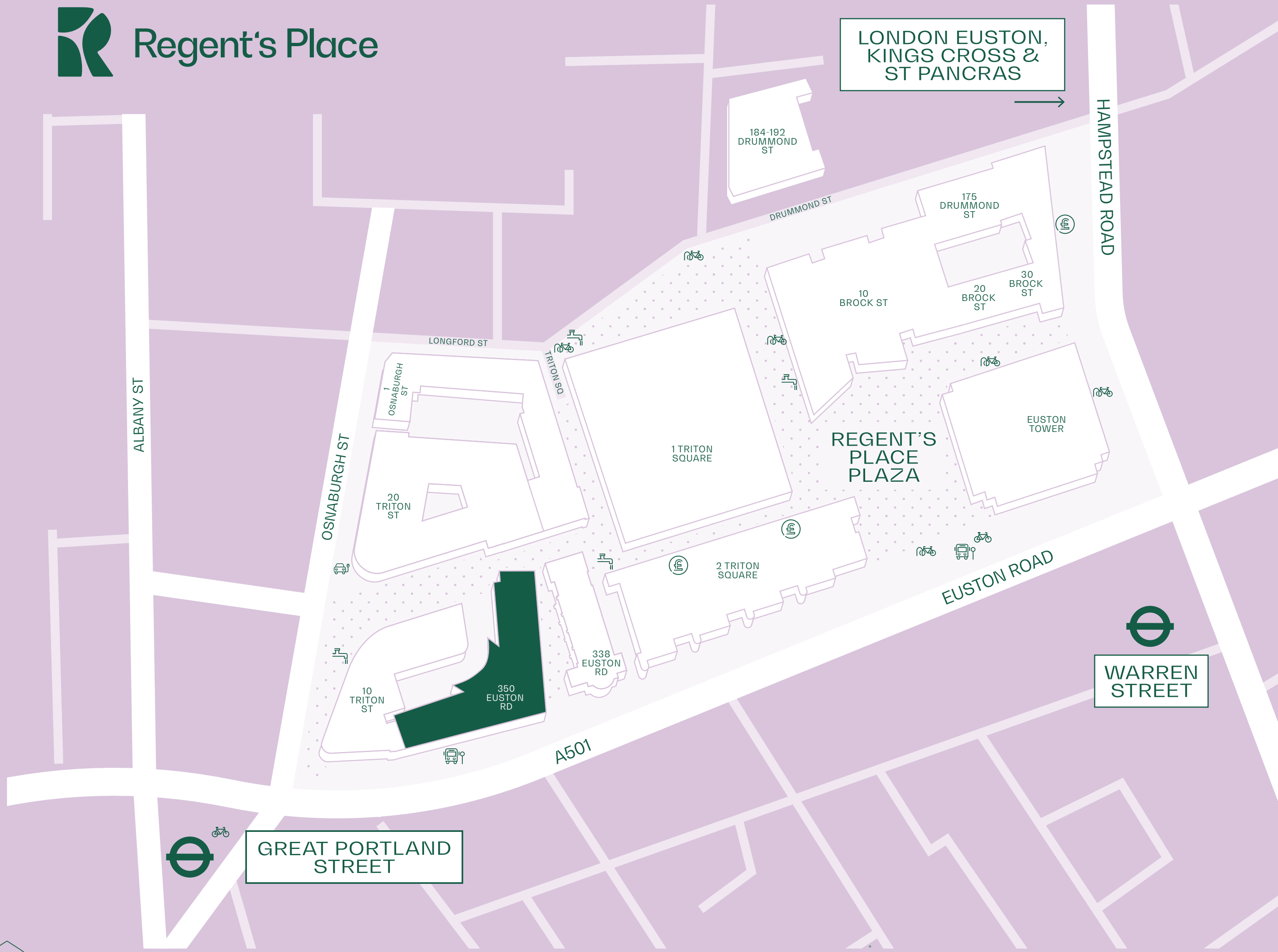


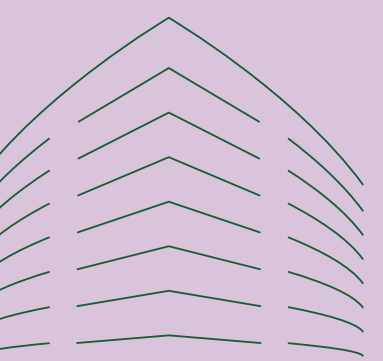


350 Euston Road





At the epicenter of the Knowledge Quarter, Regent's Place unifies Kings Cross, Fitzrovia, and the local communities, with 350 Euston Road conveniently located just steps away from Great Portland Street Station.



A Greener Greeting: Breathing New Life into the Reception Area



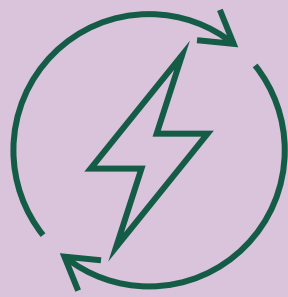
The newly refurbished space includes touchdown seating and designated areas for casual meetings, creating a collaborative environment

The addition of biophilic design elements and Anthony Gormley sculpture, along with a concierge greeting, provides a welcoming and inspiring atmosphere.

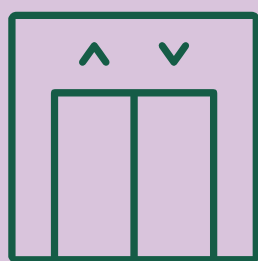
Building Specification & Availability



LED lighting in all landlord areas



100% renewable energy



4 x passenger lifts

EPC

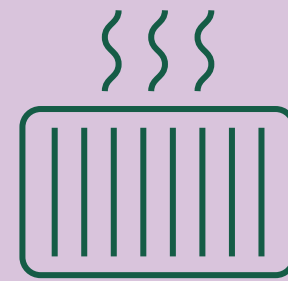
EPC rating - B



Additional demised service can be provided - M&E, cleaning, security.



24/7 security



Air source heat pump



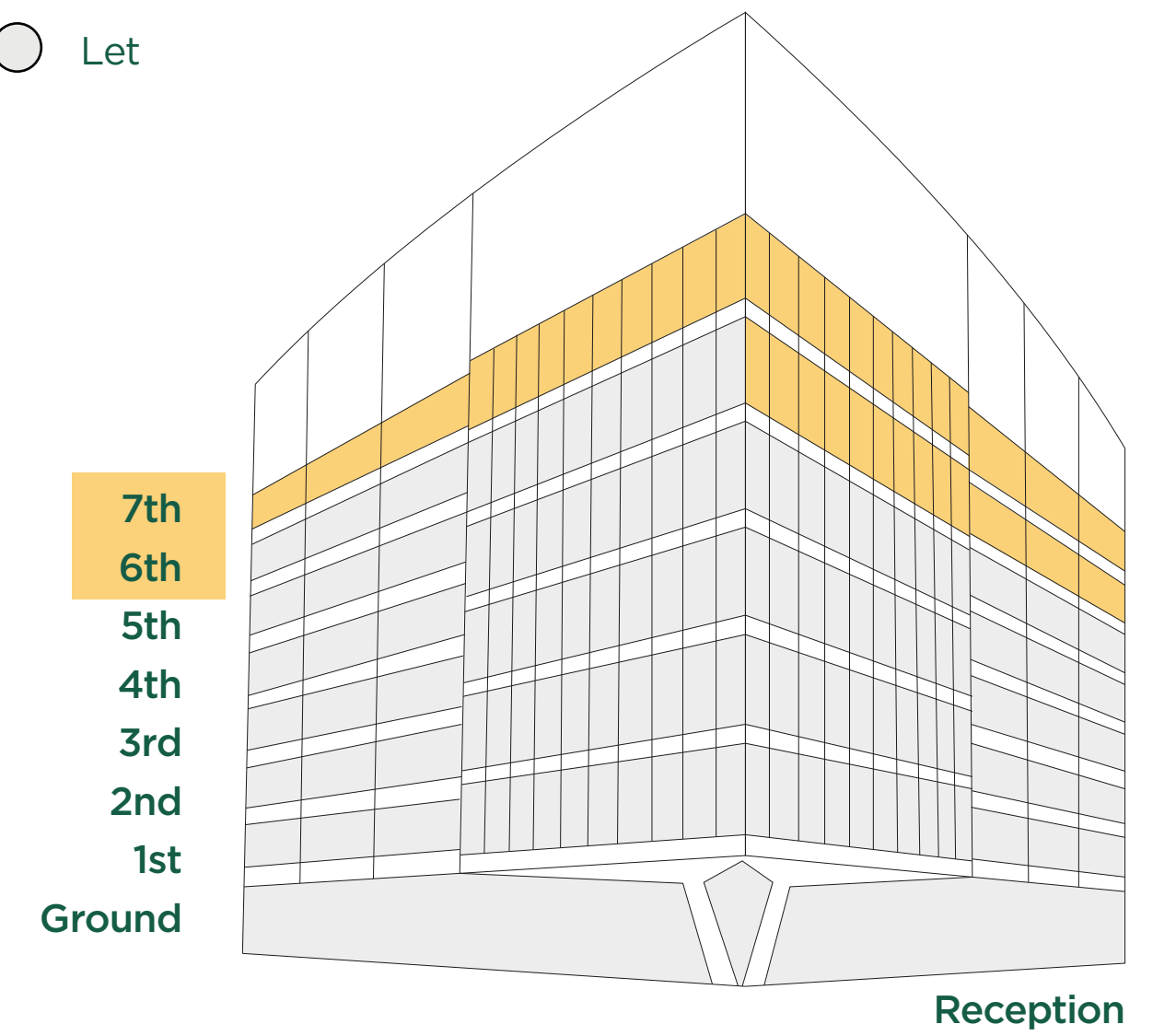
WiredScore - Gold



My Regent's Place App

● Available

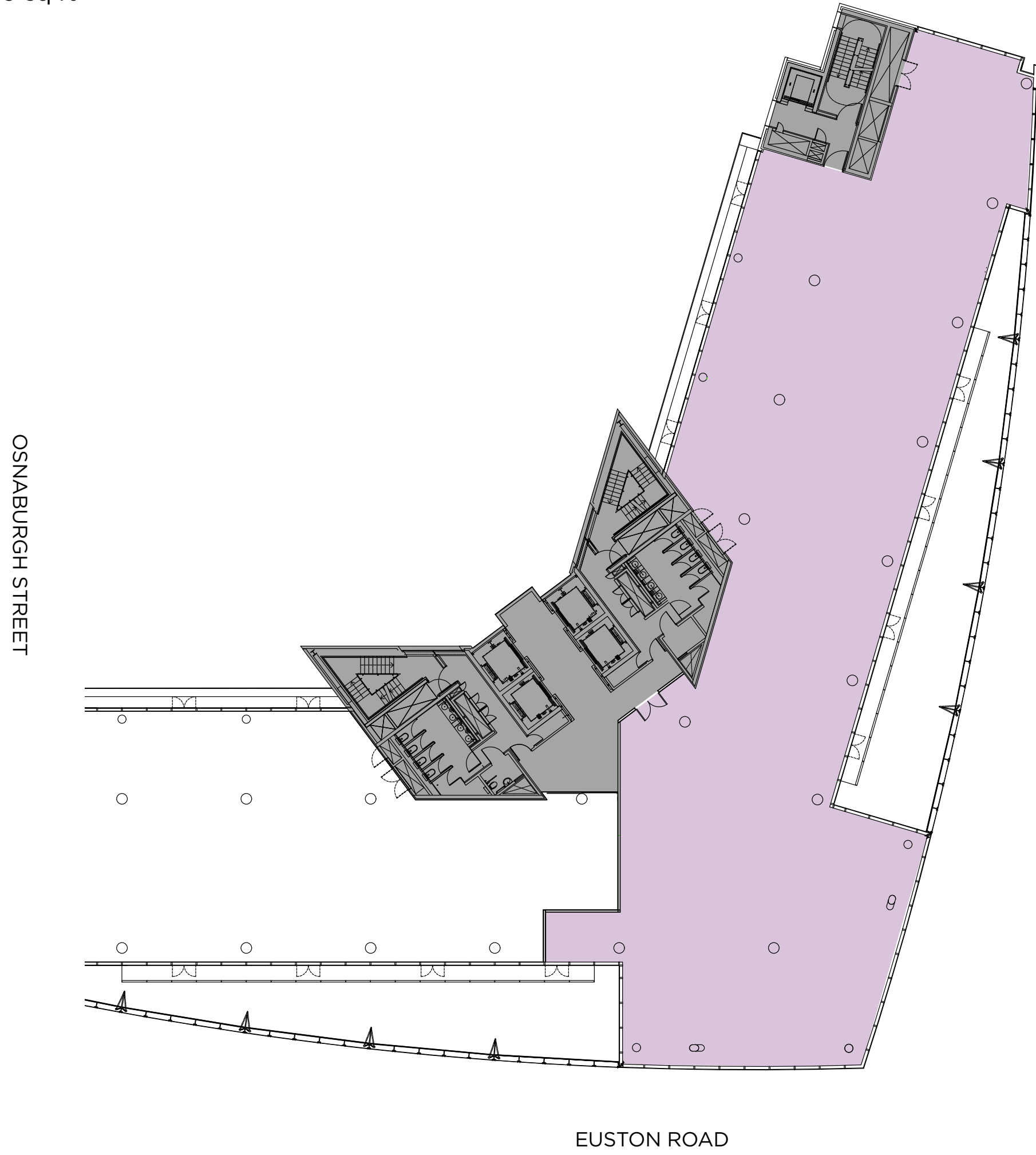
○ Let



Floor	Status	Area (sq ft)
7th	Available	15,080 sq ft
6th (part)	Available	9,300 sq ft
6th (part)	Let	-
5th	Let	-
4th	Let	-
3rd	Let	-
2nd	Let	-
1st	Let	-
Ground	Let	-
Total		24,380

6th floor

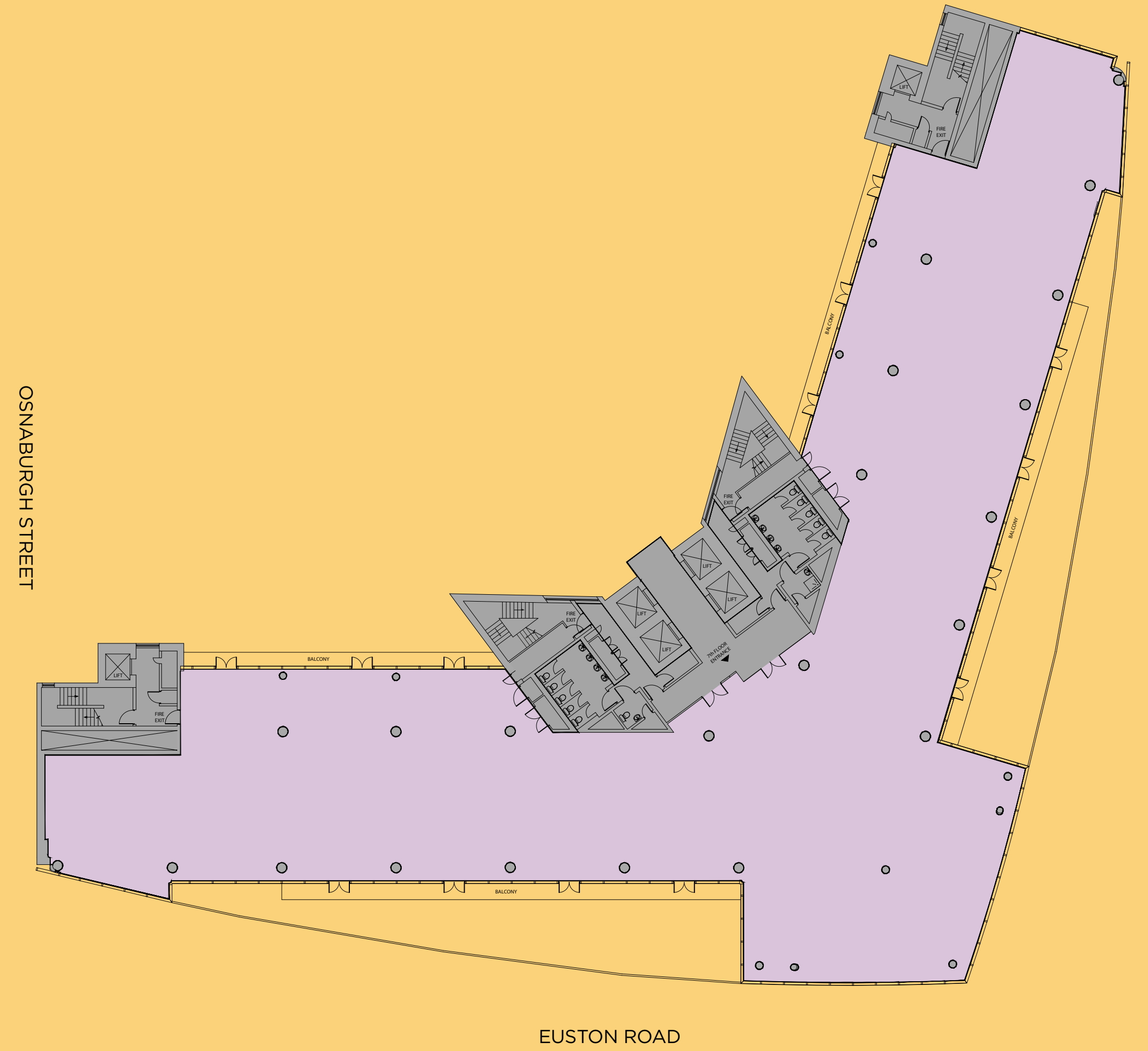
9,300 sq ft



- Office
- Core

7th floor

15,080 sq ft



- Office
- Core



SPACEPLANS

6th floor

9,300 sq ft

- Desks : 98
- Meeting Rooms: 8
- Phone Booths: 8
- Tea Point: 2
- Collaboration Area: 1

OSNABURGH STREET



EUSTON ROAD

- Office
- Core

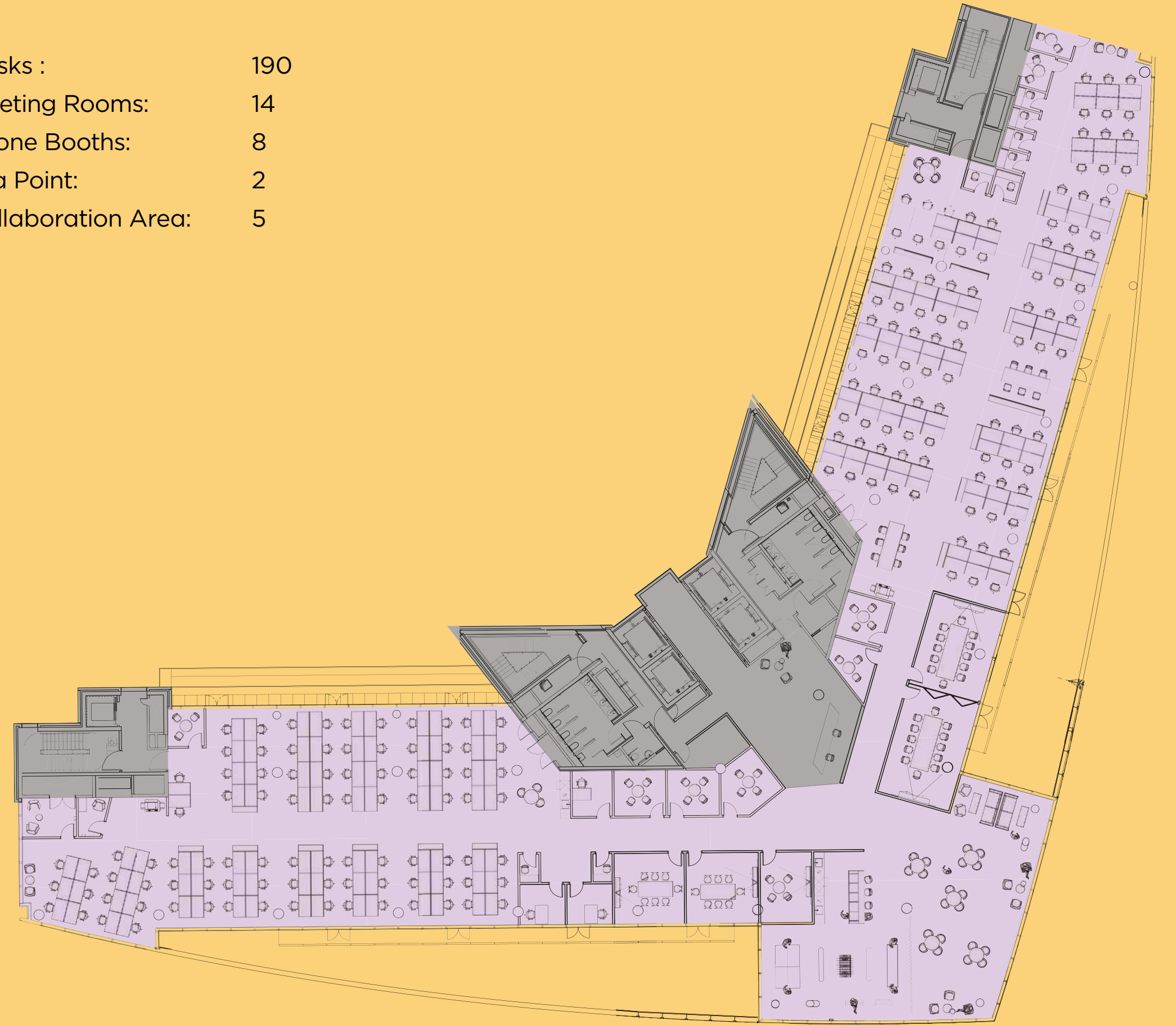
SPACEPLANS

7th floor

15,080 sq ft

- Desks : 190
- Meeting Rooms: 14
- Phone Booths: 8
- Tea Point: 2
- Collaboration Area: 5

OSNABURGH STREET



EUSTON ROAD

- Office
- Core

Not to scale. Indicative only.



7th Floor - Newly
Refurbished to Cat A



END-OF-JOURNEY FACILITIES

A Comforting Arrival Experience

The refurbishment will bring a new arrival experience designed for the modern commuter. Our bike racks offer a secure space for your two-wheeler while our lockers and shower facilities allow you to freshen up after a long ride to work. Come in, relax, and prepare for a productive day ahead.



58
Bike racks



14
showers



58
Lockers



The background features a dark green field on the right side, which transitions into a light purple area on the left. A large, curved, light purple shape, resembling a stylized letter 'C' or a partial circle, is positioned in the center, overlapping both the green and purple areas. The overall design is minimalist and modern.

The Campus

World Class Connections



A leading global life science hub with one of the densest concentrations of science and knowledge-based organisations in the world.

160+
Life Science Companies
(60% HQ locations)

8
Higher Education Institutions

22
Museums & Galleries

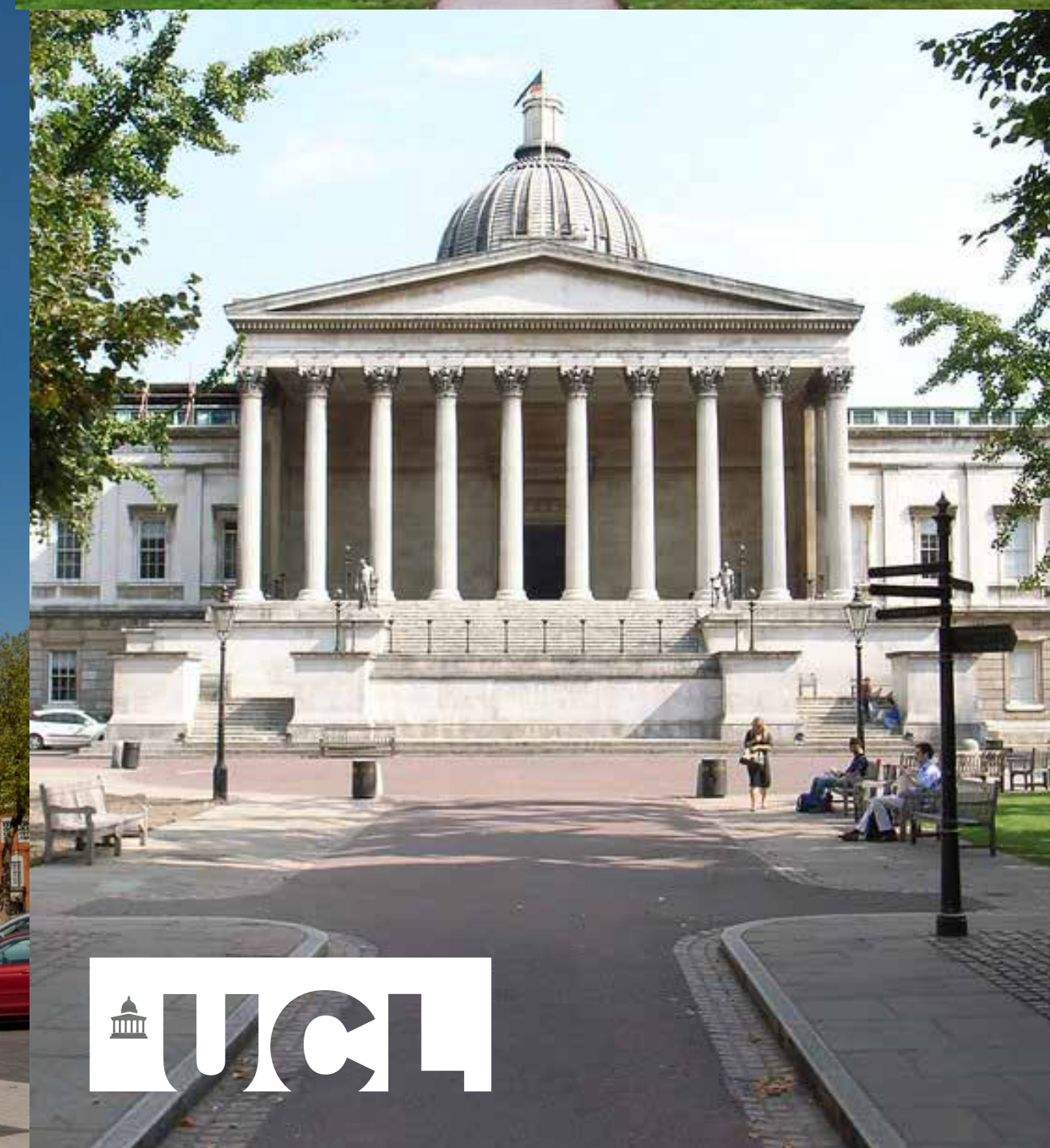
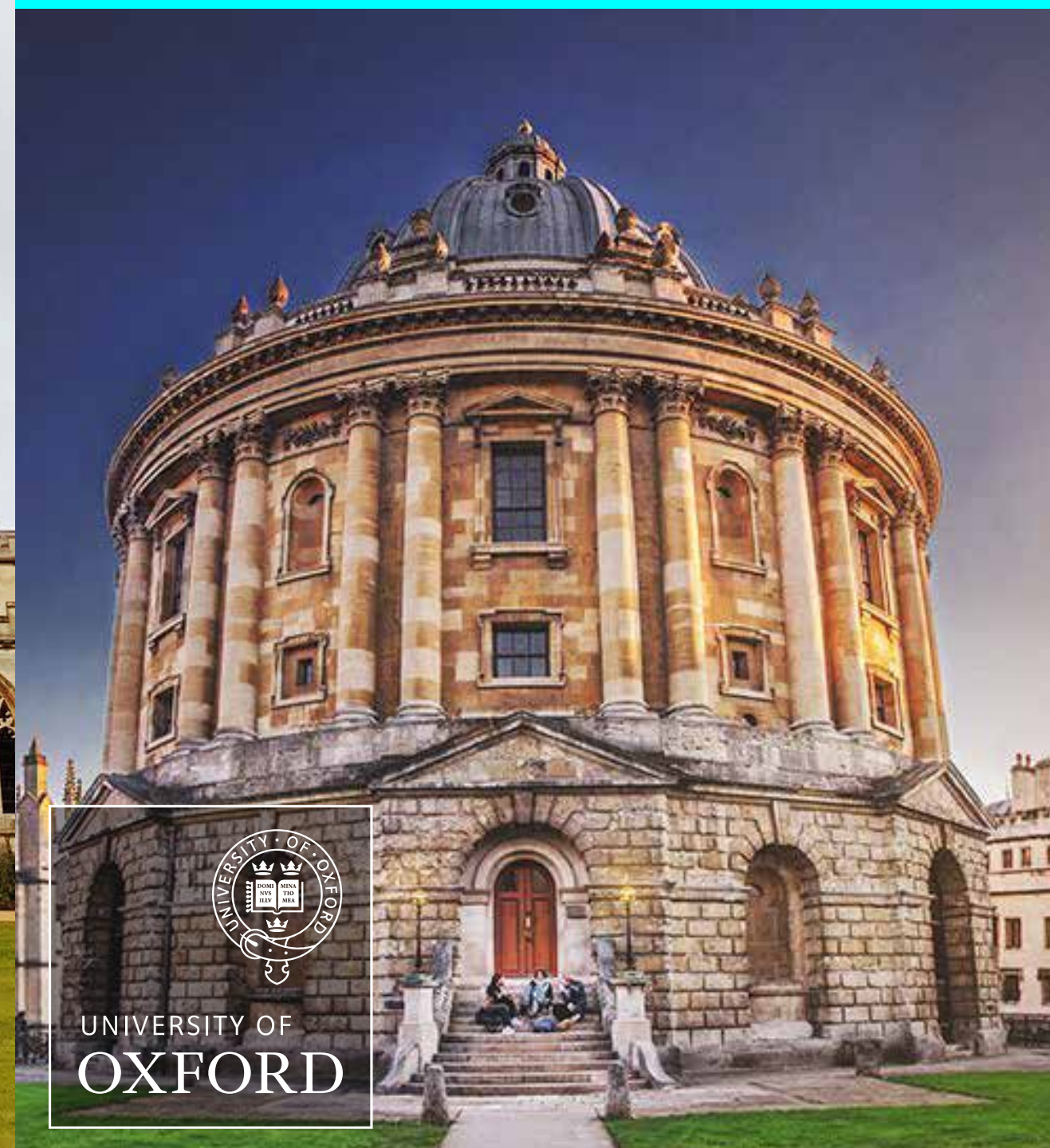
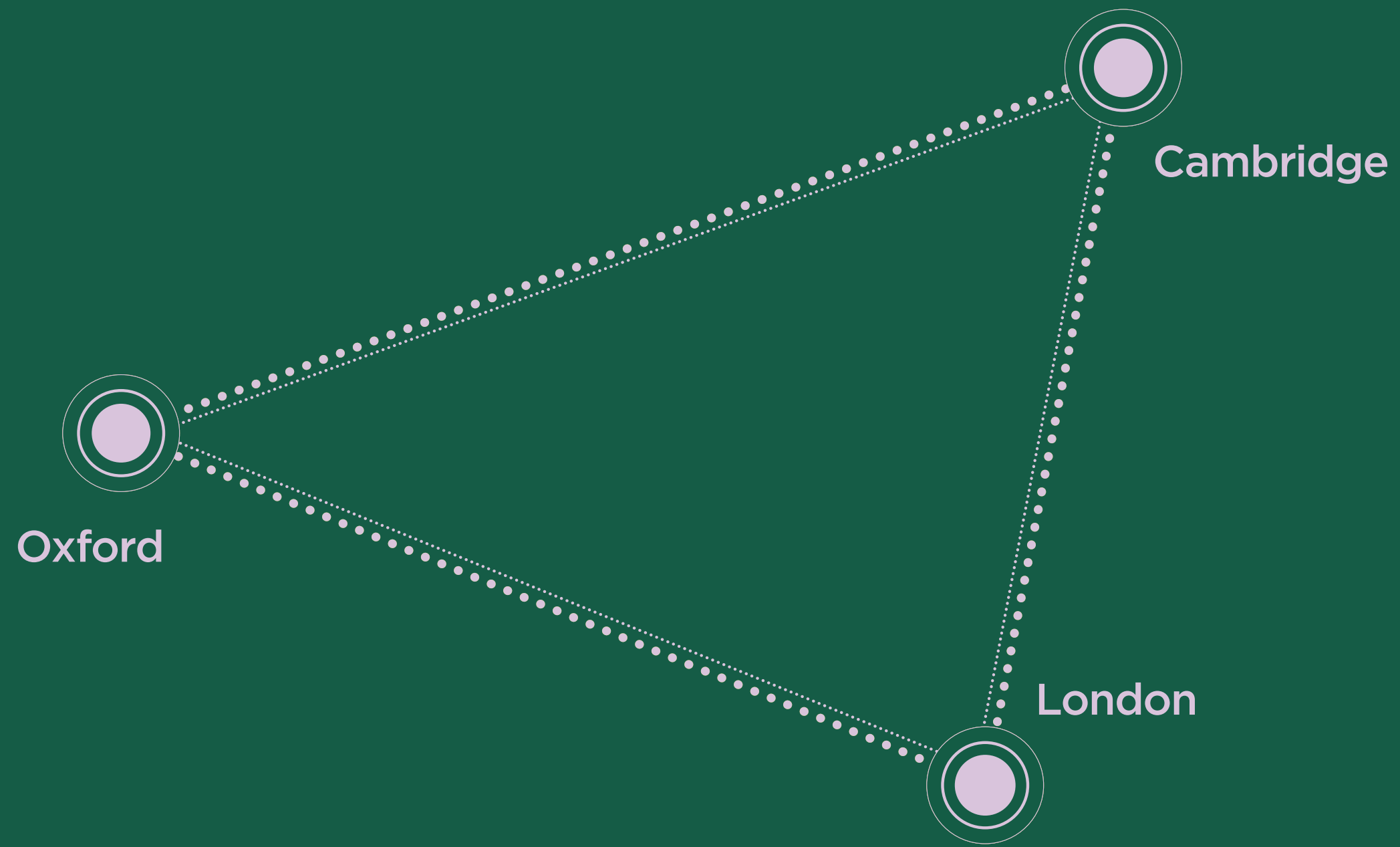
70k+
Workers



EDUCATION

At the focal point of the Golden Triangle

The Golden Triangle is an innovation ecosystem, connecting Cambridge, Oxford and London. This cluster is underpinned by world class research institutions who are renowned for their expertise in life science and deep technology. It holds the largest life-science talent pool in Europe with over 55,000 annual graduates.

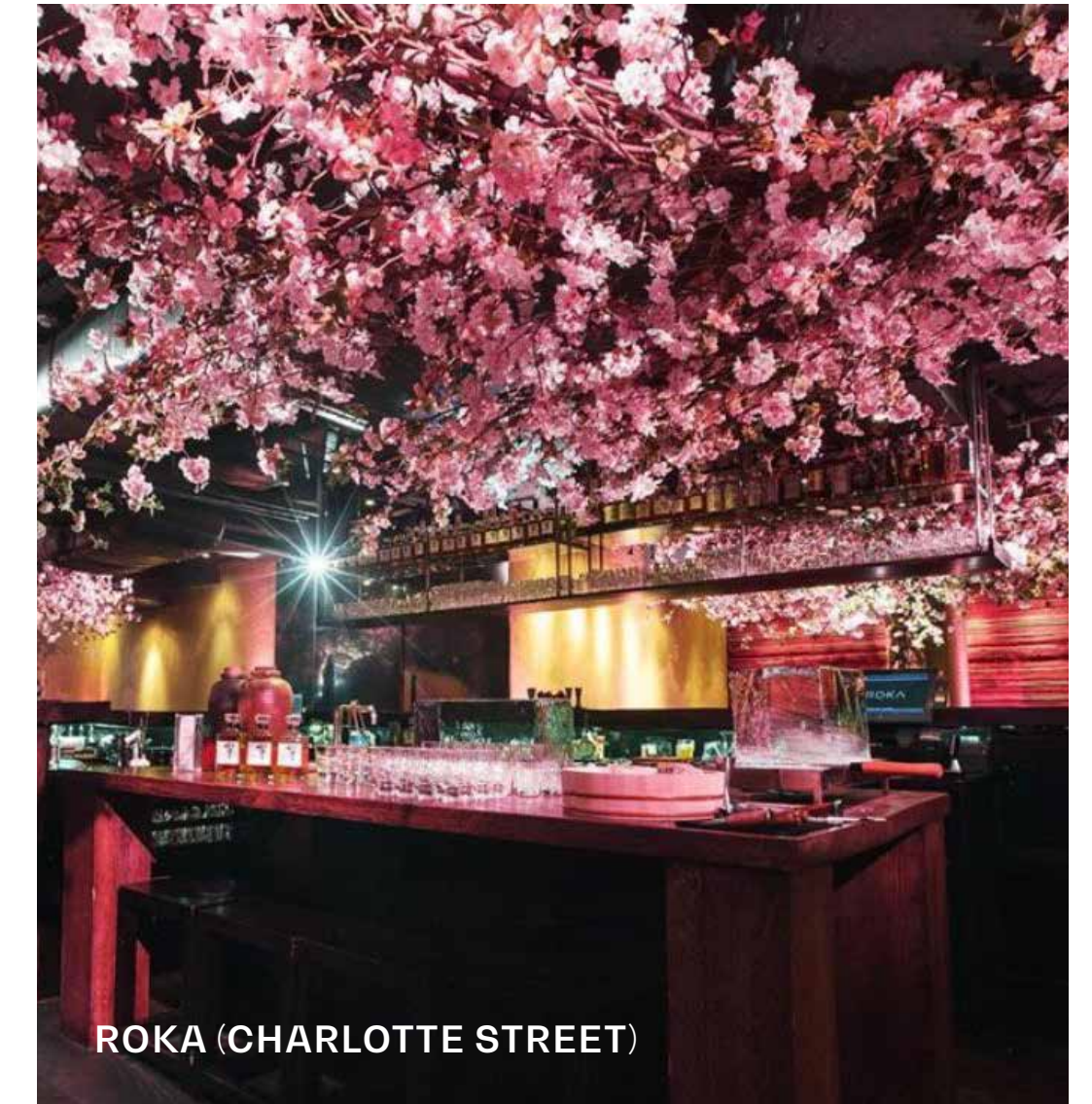


LOCAL AMENITY

Access to a great range of food choices, entertainment and leisure facilities on your doorstep



HONEY AND SPICE



ROKA (CHARLOTTE STREET)



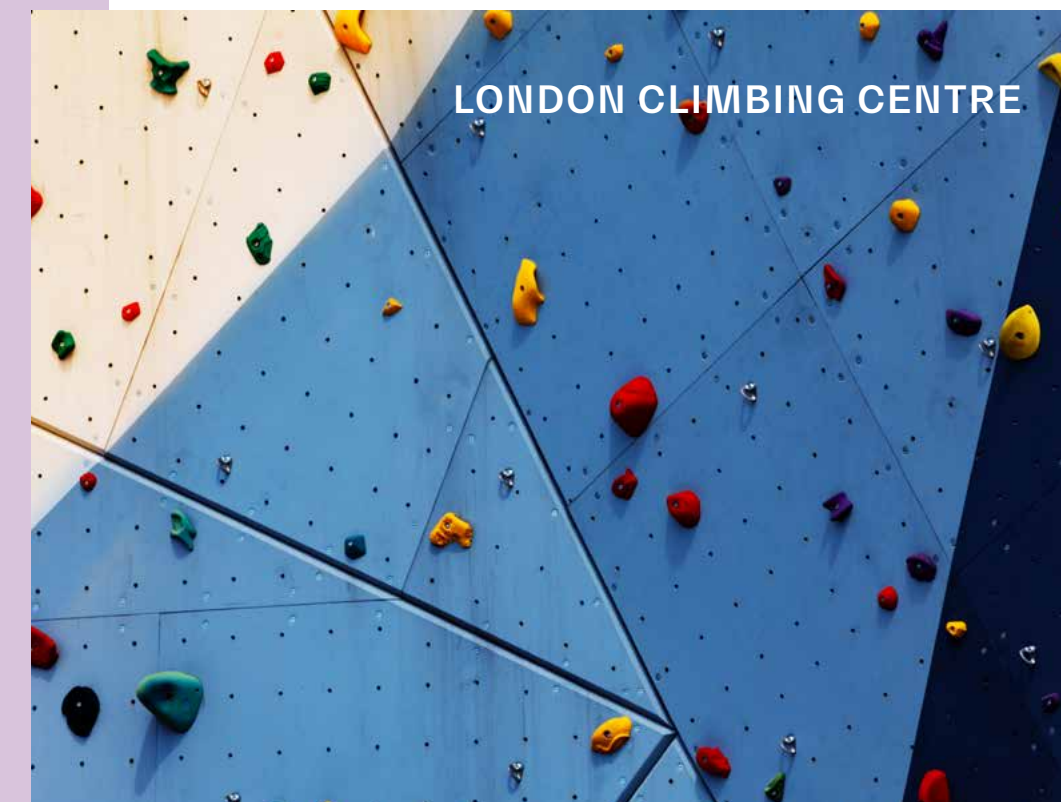
NEW DIORAMA THEATRE



BLACK SHEEP COFFEE



ROVI



LONDON CLIMBING CENTRE



BEANY GREEN



MIEL



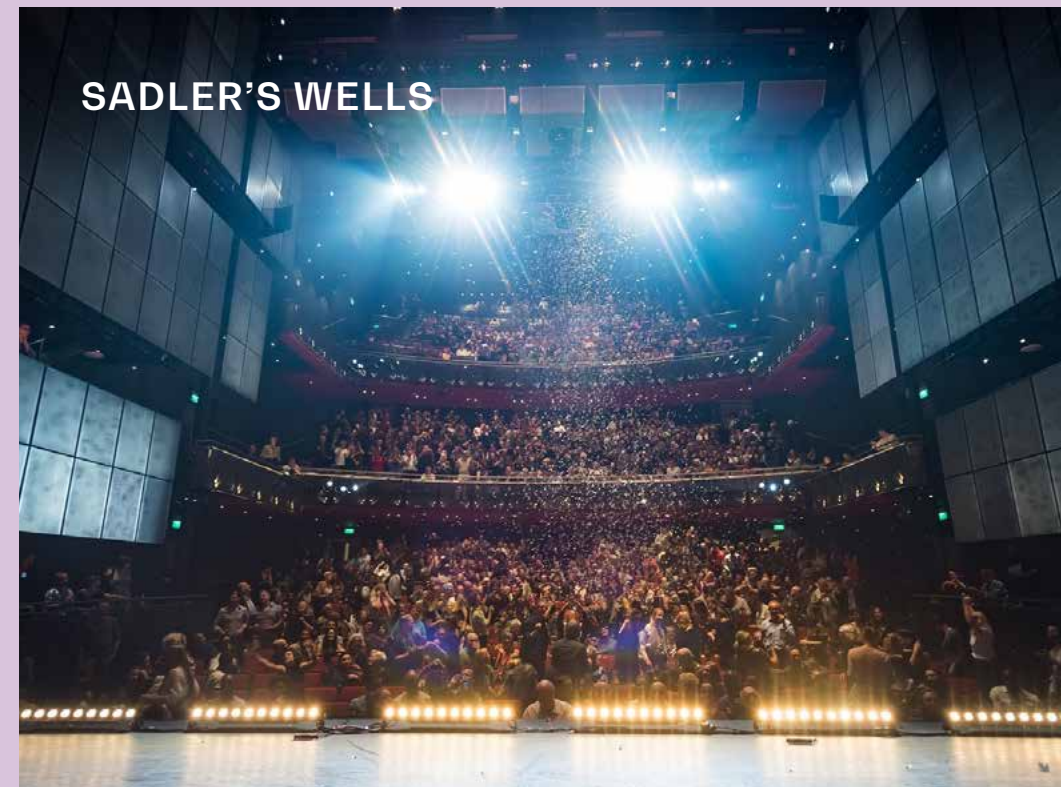
TOAST AND CHANGE PLEASE COFFEE

LOCAL AMENITY

From museums to music, we're surrounded by a rich variety of arts & culture



ROYAL OPERA HOUSE



SADLER'S WELLS



ROYAL ACADEMY OF MUSIC MUSEUM



KOKO



THE WALLACE COLLECTION



BRITISH MUSEUM

and let thy feet millenniums hence be set in midst of knowledge

LOCAL OCCUPIERS

A campus for the future

A London neighbourhood like no other

Regent's Place combines modern and traditional architecture, lively cafes and stores, and peaceful green areas. Located in central London, it houses a prominent global life science hub with many science and knowledge-based institutions, a remarkable destination that exemplifies the best of modern urban development.

NETFLIX Nike ASOS facebook

Google UCL The Alan Turing Institute LIBRARY HILLINGHAM

The neighbourhood is a curious mix of culture and cool. From trendy pop-ups to historic museums, famous venues to independent cafes, there's always something new to discover.

Always something to do

Regent's Place is all about connecting people - we run a yearly calendar of socials, talks, workshops and purposeful events like 'The London Green Film Festival' for everyone to take part in. We run weekly fitness programmes, 'healthy workshops' and delicious food festivals for you to enjoy with friends and colleagues, helping to keep your mind and body healthy and in balance.



INVESTMENT INTO PUBLIC REALM SPACE



OPEN AIR CINEMA



THE BBC AND ALL SOULS CHURCH, LANGHAM PLACE

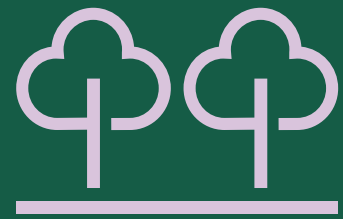


PUBLIC REALM

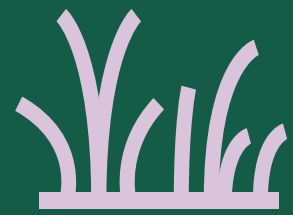
On the campus



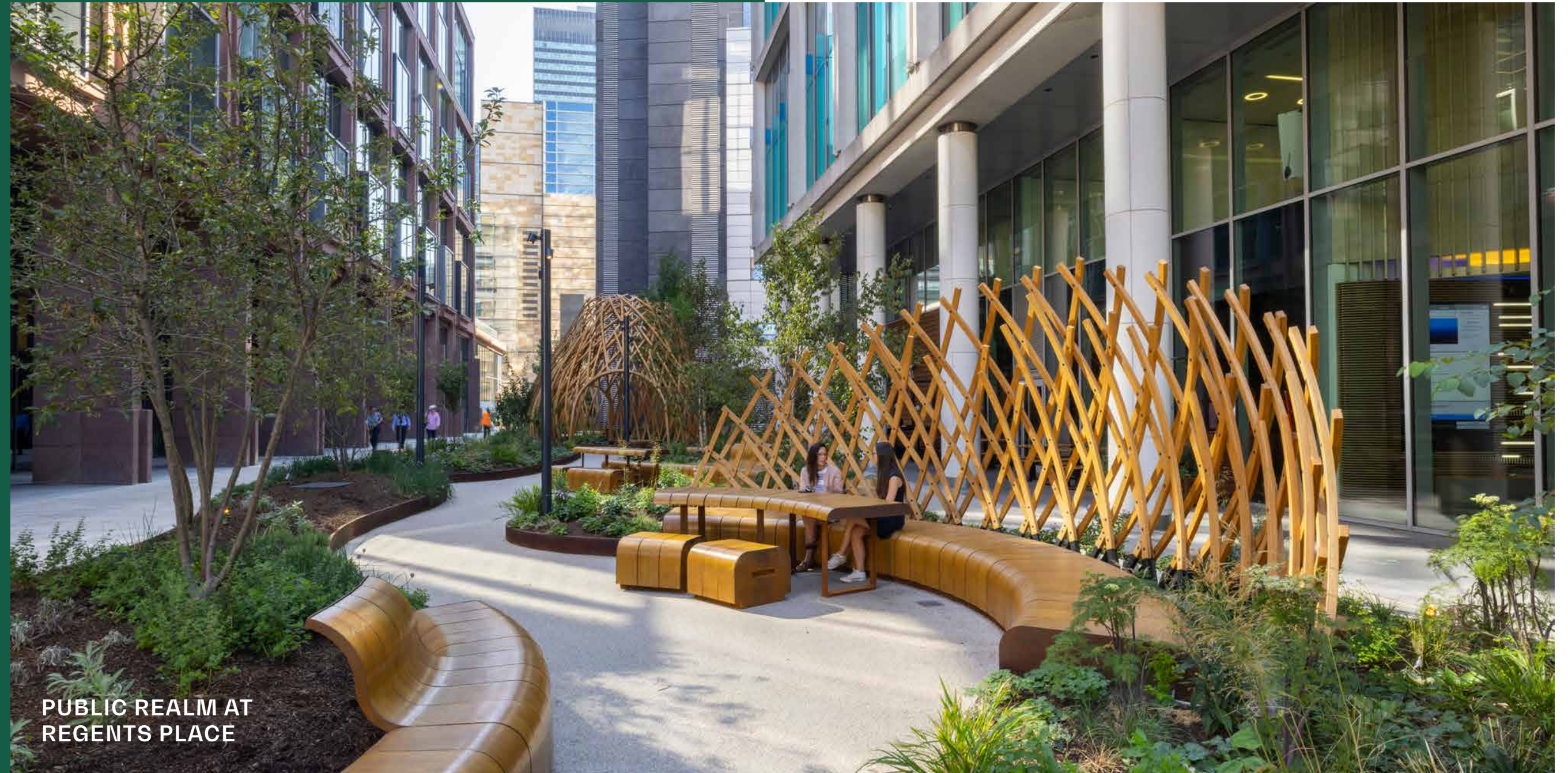
£7m has been invested to revitalise 106,500 sq ft of public realm at Regent's Place, over 70% of the outside space across the campus.



The refurbishment includes an additional 85 outdoor seats and over 27,000 sq ft of extra planting.



The campus will also experience a brand-new 36m green wall, one of the longest in London.



More than a great workplace

Regent's Place creates opportunities. For four decades, we've had a close relationship with our local community - bringing together our people, customers and young people and adults from Camden to collaborate on increasing aspirational skills and access to good jobs.



Wellbeing

66,000+ sq ft of green roofs and gardens across Regent's Place, designed for wellbeing and biodiversity.



Active Lifestyles

Supporting active lifestyles with 1,500+ cycle spaces on campus, along with Brompton Bike hire and Lime Bikes.



Smart Technology

Optimised building performance helps customers achieve carbon goals and boost wellbeing.



100% Renewable

100% of the energy we buy for Regent's Place customers comes from renewable sources.



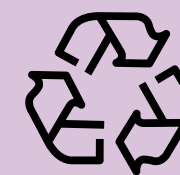
Campus App

Personalises the Regent's Place experience, making life easier while growing community connections.



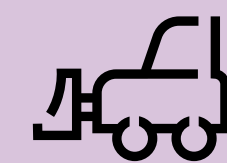
Healthy Materials

All our suppliers choose materials for the wellbeing of both people and planet.



Circular Economy

1,000+ tonnes of waste recycled for Regent's Place customers since 2019 = over 70 double decker buses.



Zero waste to landfill

100% of the waste we manage for Regent's Place customers has been diverted from landfill since 2014.

Create a lasting positive legacy

The Community Fund is a unique business-led initiative run by businesses at Regent's Place, coming together to support local grass roots charities and organisations and making a real difference in the local area. The Fund focuses on projects that support social cohesion, skills and access to employment and healthy living.

Through the Regent's Place Community Fund, we've brought together businesses and funding to educate, support, inspire - and change lives.

37 years

37 years of partnering with our incredible Camden community - including local schools, youth groups, employability organisations, community centres and charities for older people.

17,600 local people

Over 17,600 people benefited from our Regent's Place community programme last year, working with local schools, employment projects, arts organisations, customers and other partners to make the greatest positive impact.

350 activities

Around 350 community activities hosted at Regent's Place last year, including the Open Iftar, youth screen takeovers family days and events in the Triton Café - providing an inclusive destination for everyone.



Contact Us



Katie Blowers
M. 07435 987 572
katie.blowers@britishland.com

Amy Hockley
M. 07717 272 446
amy.hockley@britishland.com

Alex Colvin
M. 07788 242 522
alex.colvin@britishland.com



Hunter Booth
M. 07710 965 693
hunter.booth@savills.com

Andrew Wedderspoon
M. 07807 999 363
awedderspoon@savills.com

Kate Miedzianowska-Sinclair
M. 07790 923 878
kate.msinclair@savills.com



Paul Gold
M. 07779 100 875
paul@kontor.com

Andrew Gibson
M. 07866 602 381
andrew@kontor.com

Roger Holmes
M. 07748 936 987
roger@kontor.com

The British Land Company PLC, its group entities and their agents give notice that these particulars are set out as a general outline only, for the guidance of intending purchasers or tenants and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and measurements are approximate May 2023. Designed by studio185.london | 543

