

# 101 EUSTON ROAD

---

KING'S CROSS

A WORKSPACE BY



Prime office space across the 7th and part 8th floors with expansive private terraces and captivating views in one of Central London's most sought after destinations.

---





Views from the 7th floor terrace •

# Welcome to your new workspace

101 Euston Road provides 3,137 to 13,848 sq ft of high specification, fully-fitted workspace across the 7th and part 8th floors of this landmark building, located within the heart of King's Cross.

Floorplates provide floor to ceiling glazing throughout and expansive private terraces on the 7th floor showcase the local area with views of The British Library, St Pancras Renaissance Hotel and beyond. The part-8th floor has a smaller privately demised terrace.

The building was substantially redeveloped in 2013, providing three new floors of office accommodation accessed via a dedicated ground floor reception.

---

Large flexible floorplates  
with clear runs of space  
and superb natural light.

# Your workspace, designed for you

The 7th and part 8th floors are offered to market fully fitted and ready for occupation.

However should you require a more bespoke design, Romulus' CustomBuild team of inhouse experts are on hand to help.

Our interior architects not only work with you to design your perfect office space, they

will manage the entire fit out process too, ensuring your workspace is ready for when you need it.

We can even take care of the daily office management, all wrapped up in one simple monthly payment.



## OFFICE ACCOMODATION

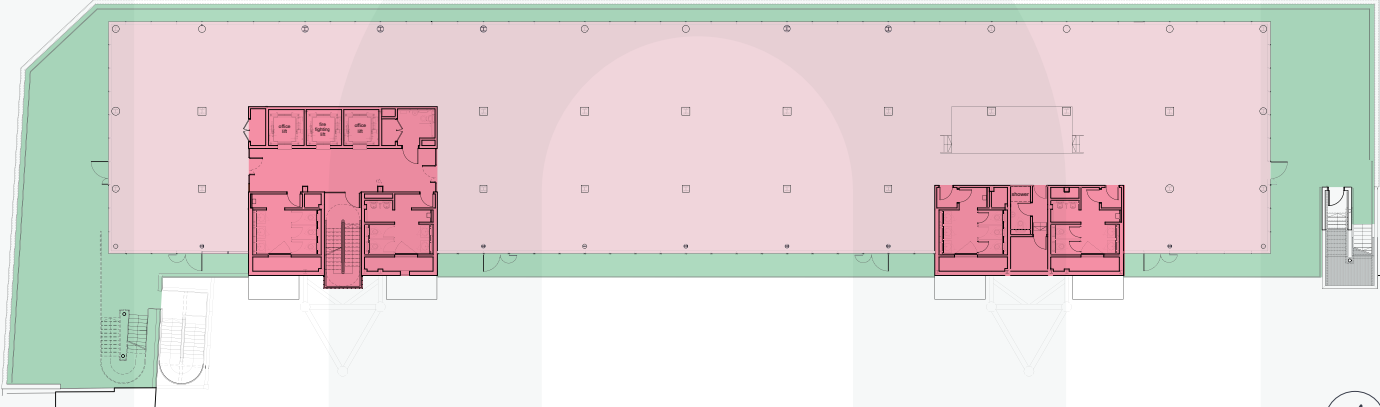
| FLOOR        | OFFICE NIA sqft | TERRACE sqft | STATUS           |
|--------------|-----------------|--------------|------------------|
| 9th          | —               | —            | Digital Catapult |
| Part 8th     | —               | —            | Siemens          |
| Part 8th     | 3,137           | 274          | Available        |
| 7th          | 10,711          | 4,465        | Available        |
| <b>Total</b> | <b>13,848</b>   | <b>4,739</b> |                  |



# Get to know your space

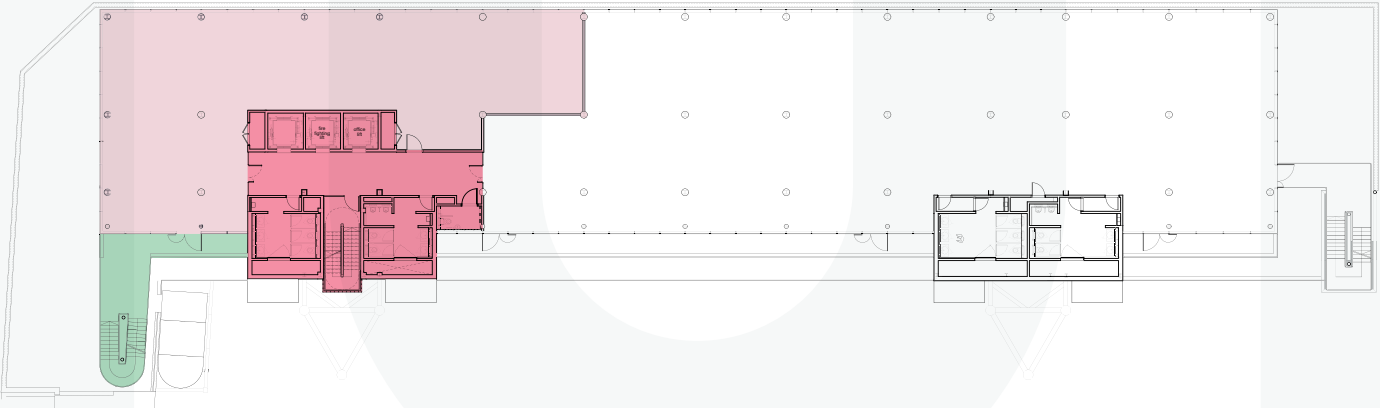
## 7th Floor




Office Space 10,711 sq ft  
Terrace 4,465 sq ft



## Part 8th Floor

Office space 3,137 sq ft  
Terrace 274 sq ft



-  OFFICE SPACE
-  TERRACE
-  CORE

EUSTON ROAD

10m



BIDBOROUGH STREET

Private terraces on the 7th and 8th floors with impressive views across London.





Coal Drops Yard

Granary Square

Facebook

The Francis Crick Institute

King's Cross St Pancras Station  
🚉 🚏 🚶

Google Head Quarters

The British Library

101 Euston Road

St Pancras Renaissance Hotel

# The local area

101 Euston Road is located within the heart of King's Cross and benefits from the best London has to offer with international transport connections, a thriving business and cultural scene and bustling local community.

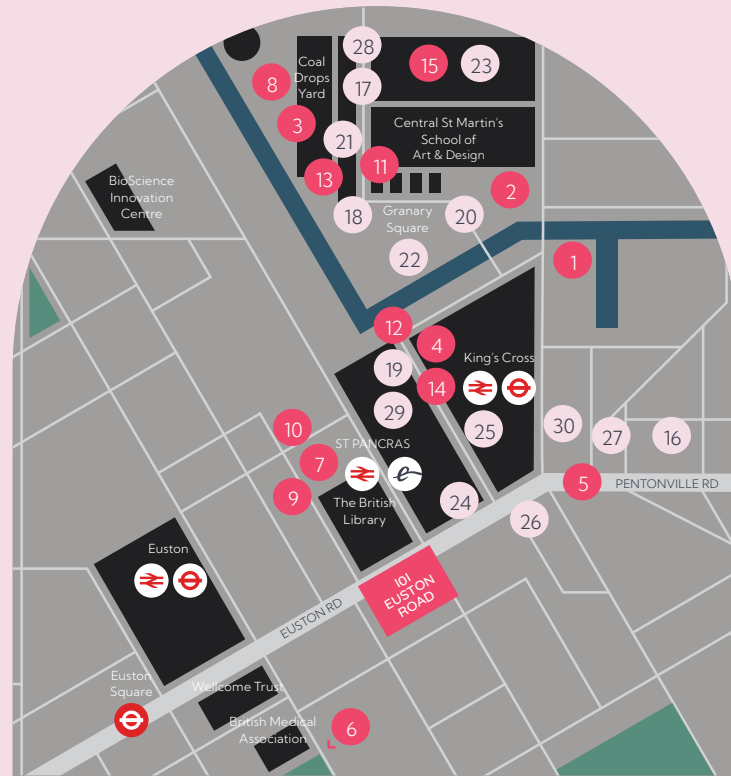
## TECH, MEDIA & LIFE SCIENCES

- |                     |                                |
|---------------------|--------------------------------|
| 1 The Guardian      | 9 The Alan Turing Institute    |
| 2 Art Fund          | 10 The Francis Crick Institute |
| 3 Nike HQ           | 11 Facebook                    |
| 4 Universal Music   | 12 Google HQ                   |
| 5 Vevo              | 13 Samsung KX LDN              |
| 6 Benevolent AI     | 14 YouTube                     |
| 7 Global Generation | 15 DeepMind                    |
| 8 in2 Science UK    |                                |

## LOCAL AMENITIES

- |                             |                                 |
|-----------------------------|---------------------------------|
| 16 Mildreds                 | 24 St Pancras Renaissance Hotel |
| 17 Dishoom                  | 25 Great Northern Hotel         |
| 18 The Coal Office          | 26 The Standard Hotel           |
| 19 German Gymnasium         | 27 Anytime Fitness              |
| 20 The Lighterman           | 28 Spiritland                   |
| 21 Caravan                  | 29 Vinoteca                     |
| 22 Granary Square Brasserie | 30 The Fellow                   |
| 23 Everyman Cinema          |                                 |

|  |   |  |   |
|--|---|--|---|
| 4 mins walk<br>KING'S<br>CROSS<br>ST PANCRAS<br>  <br> | 5 mins tube<br>FARRINGDON<br> <br>         | 8 mins tube<br>LIVERPOOL<br>STREET<br> <br>   | 10 mins tube<br>BANK<br><br>  |
| 10 mins<br>Crossrail<br>CANARY<br>WHARF<br><br>  | 12 mins<br>Crossrail<br>STRATFORD<br> <br> | 33 mins<br>Crossrail<br>HEATHROW<br>  <br> | 1hr train<br>STANSTED<br> <br> |



Coal Drops Yard



German Gymnasium Restaurant



King's Cross Station



Granary Square



## Floor Specification



Demised on-floor shower



Fibre connected floors



VRF air conditioning



Inspiring views across King's Cross and London



2.75 metre ceiling heights



Raised floors with 11m clear void



High quality fit out with bespoke option



Private terraces on the 7th and part 8th floors



Floor to ceiling glazing throughout

## Building Specification



Heat pumps to reduce carbon emissions



Renewable energy tariffs



Zero Waste to Landfill policy



3 x 13 person passenger lifts



New end-of-trip facilities (due 2022)



Electric charging points for e-bikes



Full refurbishment of ground floor reception (due 2022)



Ground floor concierge service



24 hour security

# Romulus

Romulus is a locally based workspace provider who own and manage over 1 million square feet of prime office, retail, hotel and leisure space across London.

Operating for over 50 years, we acquire, invest in and manage quality, sustainable buildings including coworking, flexible workspaces, headquarter buildings, leisure and retail.

We pride ourselves on managing the entire building lifecycle inhouse, from construction and refurbishment to leasing, building management and community engagement.

At Romulus, we place our occupiers and local communities at the heart of everything we do.

Our coworking and flexible workplace offering at Huddle provides space for start-ups and growing businesses whilst Hammersmith Campus provides over 350,000 sq ft of quality office space for scale ups and established businesses.

Together, Romulus and Huddle are your long-term workplace partner, providing you with the workspace and support you and your team need to grow and thrive.

Find out more at [romulusuk.com](https://romulusuk.com)



## VIEWINGS

---

Viewings are strictly  
by appointment only

Terms  
Upon application

EPC  
Available on request

Address  
101 Euston Road  
London NW1 2RA

## FOR MORE INFORMATION, CONTACT:

---



Jamie Giffard-Taylor  
0800 038 6033  
jamieg@romulusuk.com

Head Office  
020 7736 1214  
sales@romulusuk.com

**AVISON  
YOUNG**

Alfie John  
07932 530 032  
alfie.john@avisonyoung.com

James Walker  
07957 388184  
james.walker@avisonyoung.com

Charles Walker  
07940 755 497  
charles.walker@avisonyoung.com

Misrepresentation Act 1967: Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices and rents quoted are exclusive of VAT. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details. Identification and verification of ultimate beneficial owners. Satisfactory proof of the source of funds for the Buyers / funders / lessee. June 2022