

Northern, Piccadill & Victoria Lines

EGENT'S PLACE

TRITON SQUARE

VERSITY COLLEGE LONDO

Circle, Hammersmith & City, Metropolitan

> orthern Victoria Lines

> > FITZROY SQUAR



REGENT'S PARK



High quality, self contained 4th floor office with secure on site car parking

> Suites available from 10,000 sq ft to 31,227 sq ft

> > TO LET

20tritonstreet.co.uk



20 Triton Street is at the western end

of the Regent's Place Campus on the north side of Euston Road,

opposite Great Portland Street Underground Station. The Campus

enjoys easy walking to main-line stations, including Kings Cross,

Euston, St. Pancras, Eurostar and other Underground connections.

Regent's Park is about 3 minutes

Occupiers on the campus include; Dentsu Aegis, Debenhams, Essensys, Facebook, DS Smith

plc, T-Systems Ltd, Tom Tom

Software, General Medical

Council, Dimensional Fund

Advisers, Faithful and Gould,

Santander, Gazprom, Atkins Itd

walking distance.

and Ricoh.

Location



Description

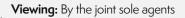
The current fit out can be offered as "plug and play", including workstations, open plan, executive offices, meeting rooms and attractive break out area. Alternatively, the floor could be stripped out, altered and refurbished to an occupier's bespoke requirement.



Office layout shown is indicative of the current arrangement

Accommodation: The entire 4th floor extends to 31,227 sq ft net internal and will either be let in its entirety or sublet from approximately 10,000 sq ft plus.

Terms: Competitive terms on application.



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Specification:

- Impressive reception & atrium
- 8 x 24 person lifts
- Two prominent, selfcontained entrances
- 4 pipe fan coil air conditioning
- 2.75m floor to ceiling height
- 1.5m planning grid
- Perforated metal tiled suspended ceiling
- LG7 compliant lighting
- Raised floor with nominal depth of 150mm
- Window blinds
- Standby generator
- Bicycle spaces
- Showers
- Car parking if required (separate licence)
- EPC 'B' rating
- 2000Kg goods lift.

Justin Cummings - 020 7758 4132 jgc@cummings-commercial.com

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