



20 TRITON STREET

REGENTS PLACE · LONDON · NW1 3BF



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



Regent's Place Management Office

- | | | | |
|---------------------------|--------------------|-------------------------------|------------------------|
| 1 West Euston Partnership | 7 Pod | 13 MFB Osteopathy | 19 Union Bar and Grill |
| 2 Sainsbury's | 8 Starbucks | 14 Regent's Place Health Club | 20 Wasabi |
| 3 Itsu | 9 Pret a Manger | 15 Regent's Retreat | 21 Eat |
| 4 Beany Green | 10 Diorama | 16 Chop'd | 22 NatWest |
| 5 Cycle Republic | 11 Arts Studios | 17 The nd Bar and Café | |
| 6 Nuvola | 12 Set Hair Design | 18 New Diorama Theatre | |

Location

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 walking distance.

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 Ltd and Ricoh.**



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.

Specification:

- Impressive reception & atrium
- 8 x 24 person lifts
- Two prominent, self-contained 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.



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.

Viewing: By the joint sole agents

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