

ANTHONY JAMES MANSER

Residential Sales & Lettings



First Floor Offices 105-111 Euston Street

London, NW1 2EW

£1,300,000

Anthony James Manser are very pleased to present this virtual freehold office investment to the market. The investment comprises approximately 2000 sq ft of high quality office accommodation currently divided into two separate units with shared toilet facilities. The first floor front office is currently vacant. The rear office is currently let to a travel company until 1st March 2030. This well kept building is situated in an excellent location and is within easy reach of Euston underground and mainline station. Warren Street underground and Kings Cross station are easily accessed via the Euston Road. Our client is offering the virtual freehold interest of a 999 year lease from 1987 (approximately 962 years remaining).

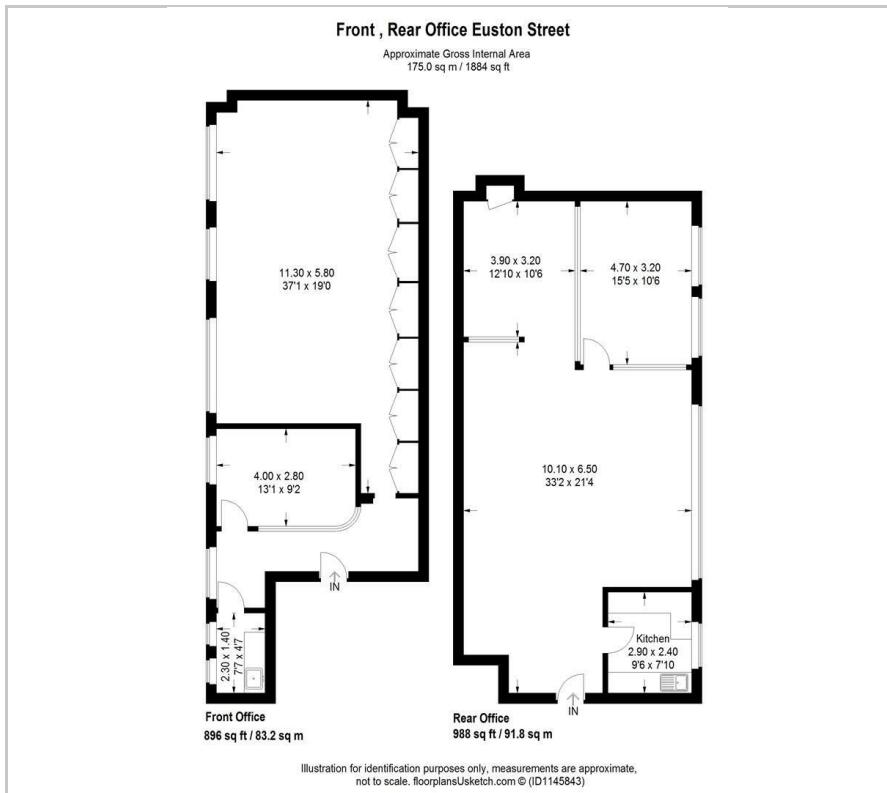
Viewing

Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.

- VIRTUAL FREEHOLD OFFICE INVESTMENT
- 999 Year Lease From 1987 (approximately 962 Years Remaining)
- Two Well Presented Office Units of Approximately 1000 Sq Ft Each
- One Unit Let to 2030 at £39,000 Per year.
- Excellent Local Communication via Euston Mainline and Tube



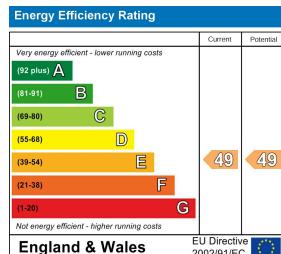
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.