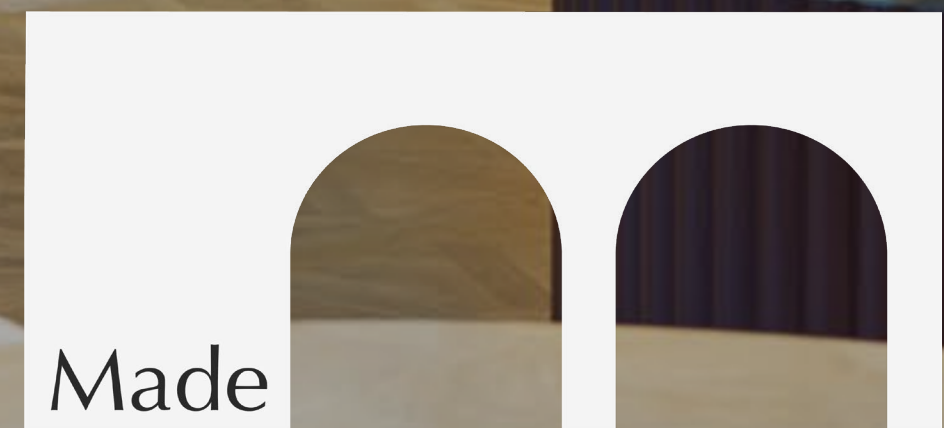


# THE EVERSHOLT



Made

# Navigating the building

The Eversholt offers totally repositioned office suites from 3,834 - 55,374 sq ft providing a mix of fully fitted or Cat A office space.

<b>3rd Floor Fully Fitted</b>	4,511 sq ft	AVAILABLE	<b>3rd Floor South</b>	4,171 sq ft	AVAILABLE	<b>4th Floor</b>	4,468 sq ft	AVAILABLE
<b>1st Floor &amp; Mezzanine</b>	8,420 sq ft	AVAILABLE	<b>3rd Floor North</b>	4,881 sq ft	AVAILABLE	<b>3rd Floor</b>	5,044 sq ft	AVAILABLE
<b>Ground Floor South</b>	4,184 sq ft	LET	<b>Lower Ground Floor South</b>	3,834 sq ft	COMING SOON	<b>2nd Floor &amp; Mezzanine</b>	6,626 sq ft	AVAILABLE
<b>Ground Floor &amp; Mezzanine North</b>	2,757 sq ft	LET	<b>Lower Ground Floor North</b>	4,823 sq ft	AVAILABLE	<b>Ground Floor &amp; Mezzanine Fully Fitted</b>	5,761 sq ft	AVAILABLE
						<b>Lower Ground Floor</b>	4,278 sq ft	AVAILABLE



**163 EVERSOLT STREET**

**183 EVERSOLT STREET**

**203 EVERSOLT STREET**

# Your space

## Managed-Lite and more

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best, running your business. Just 300m from Euston Station this unique combination of period and contemporary space, with floor to ceiling heights in excess of 4m, is ready to occupy now.

## Size

From 3,834 sq ft - 55,374 sq ft of floorplates

## Price

From £149.00 per sq ft per annum

## Location

Close to national mainline and Underground lines at Euston Station. It's also only a 10 minute walk to St Pancras International and King's Cross Station.



# Everything done for you

What's included for you to tailor-make your perfect office



Account Management



Utilities



Facilities Management



Wi-Fi & Technology



Fit-Out



Insurance



Dilapidations



Plant care



Cleaning Services



Health & Safety Management



Hospitality & Catering



Additional Bespoke Services



# Floor space options

**01**

163 Eversholt Street

From 4,511 to 12,931 sq ft

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**02**

183 Eversholt Street

From 3,834 to 17,709 sq ft

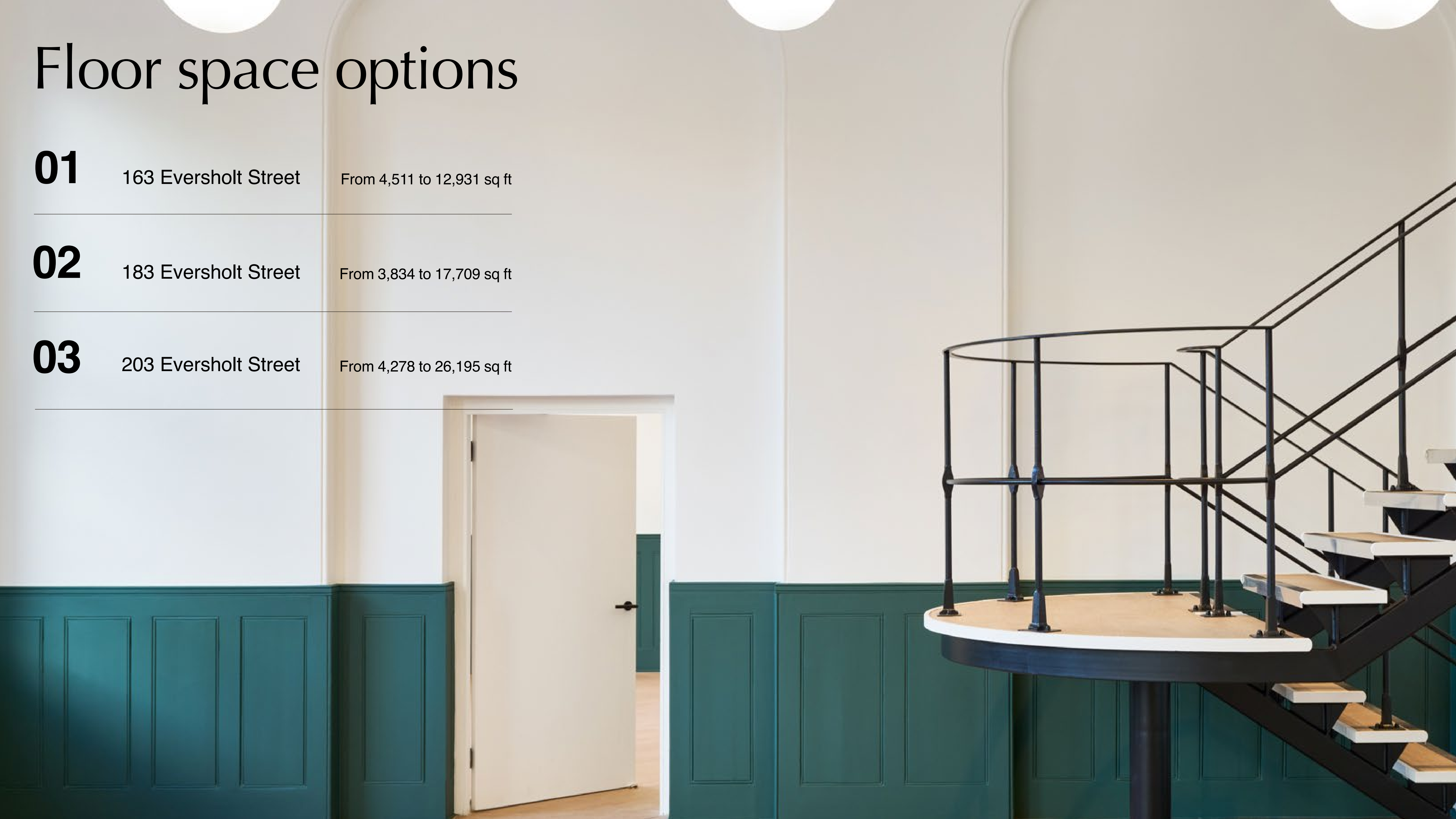
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**03**

203 Eversholt Street

From 4,278 to 26,195 sq ft

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# 01 163 Eversholt Street

## OFFICE

### From 4,511 to 12,931sq ft

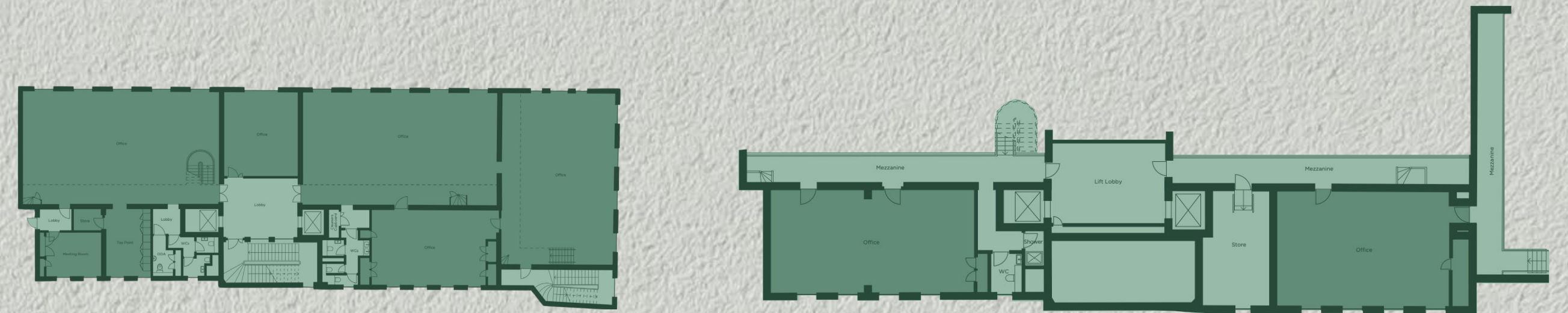
The 3rd floor is fully fitted.

The 1st floor is currently un-fitted.

Within the all-inclusive cost, a bespoke fit out will be provided.

### FIRST FLOOR & MEZZANINE

8,420 sq ft



### THIRD FLOOR

4,511 sq ft - fully fitted

28+ desks, 2 meeting rooms, 5 private offices/small meeting rooms



# 02 183 Eversholt Street

## OFFICE

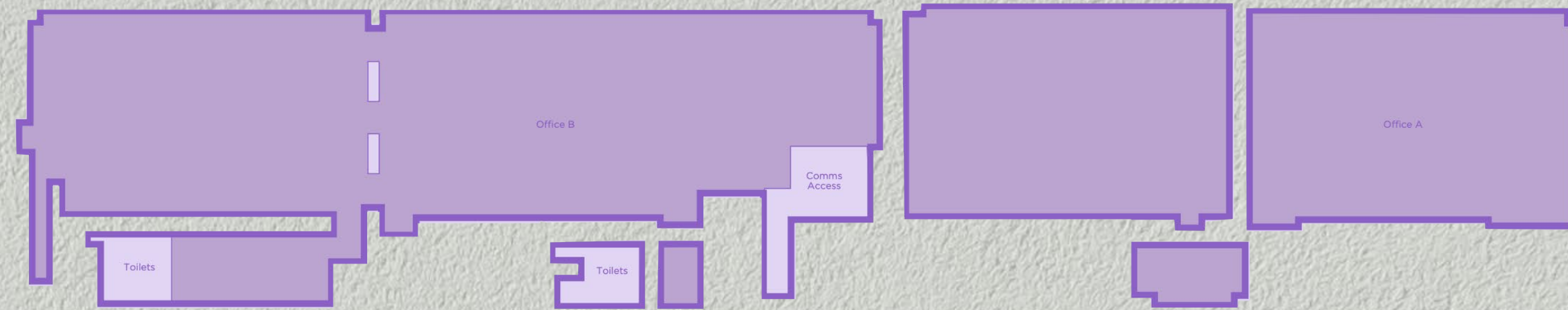
From 3,834  
to 17,709 sq ft

The floors are currently un-fitted.

Within the all-inclusive cost, a bespoke  
fit out will be provided.

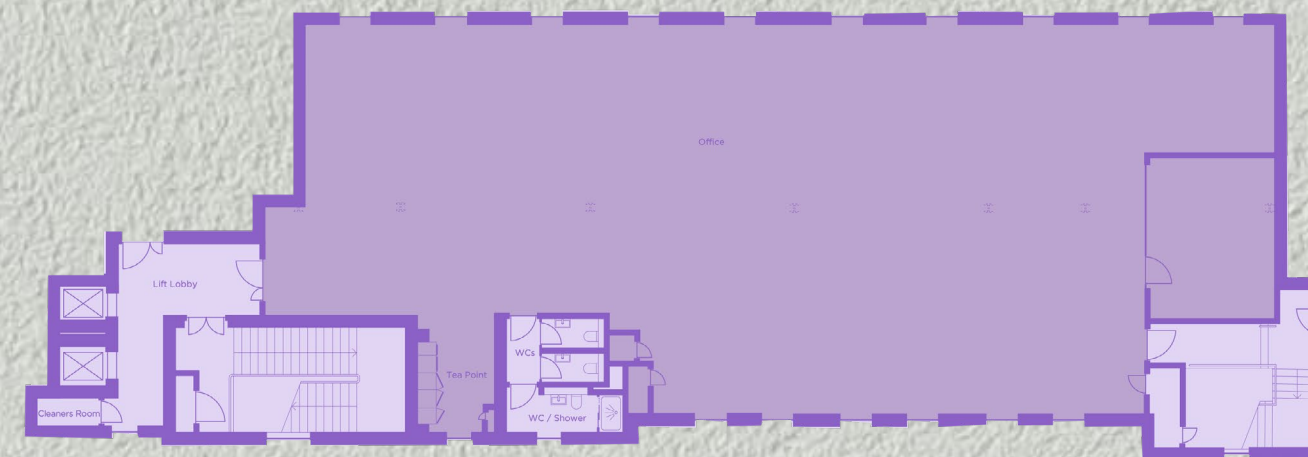
### LOWER GROUND FLOOR

8,657 sq ft



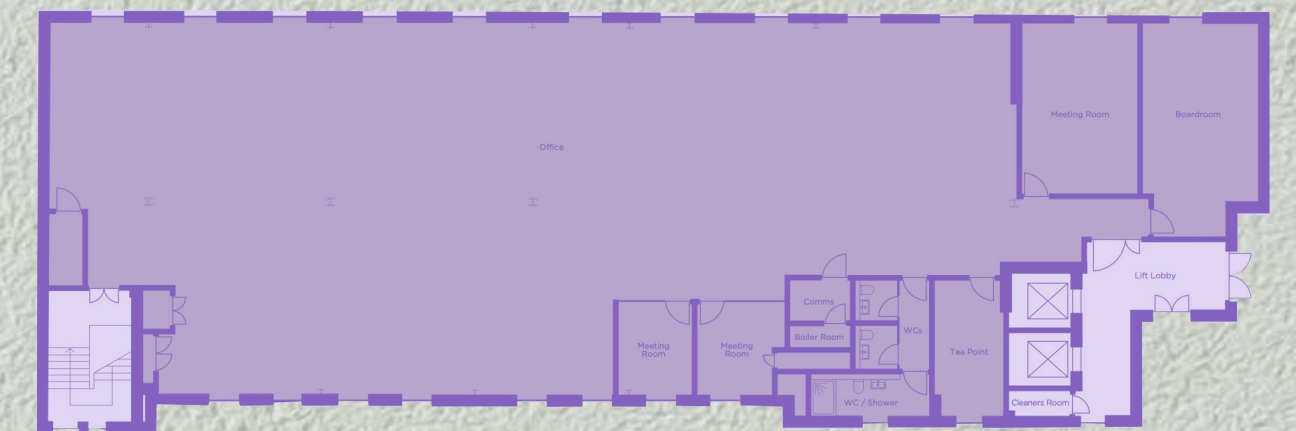
### THIRD FLOOR - SOUTH

4,171 sq ft



### THIRD FLOOR - NORTH

4,881 sq ft



# 03 203 Eversholt Street

## OFFICE

### From 4,278 to 26,195 sq ft

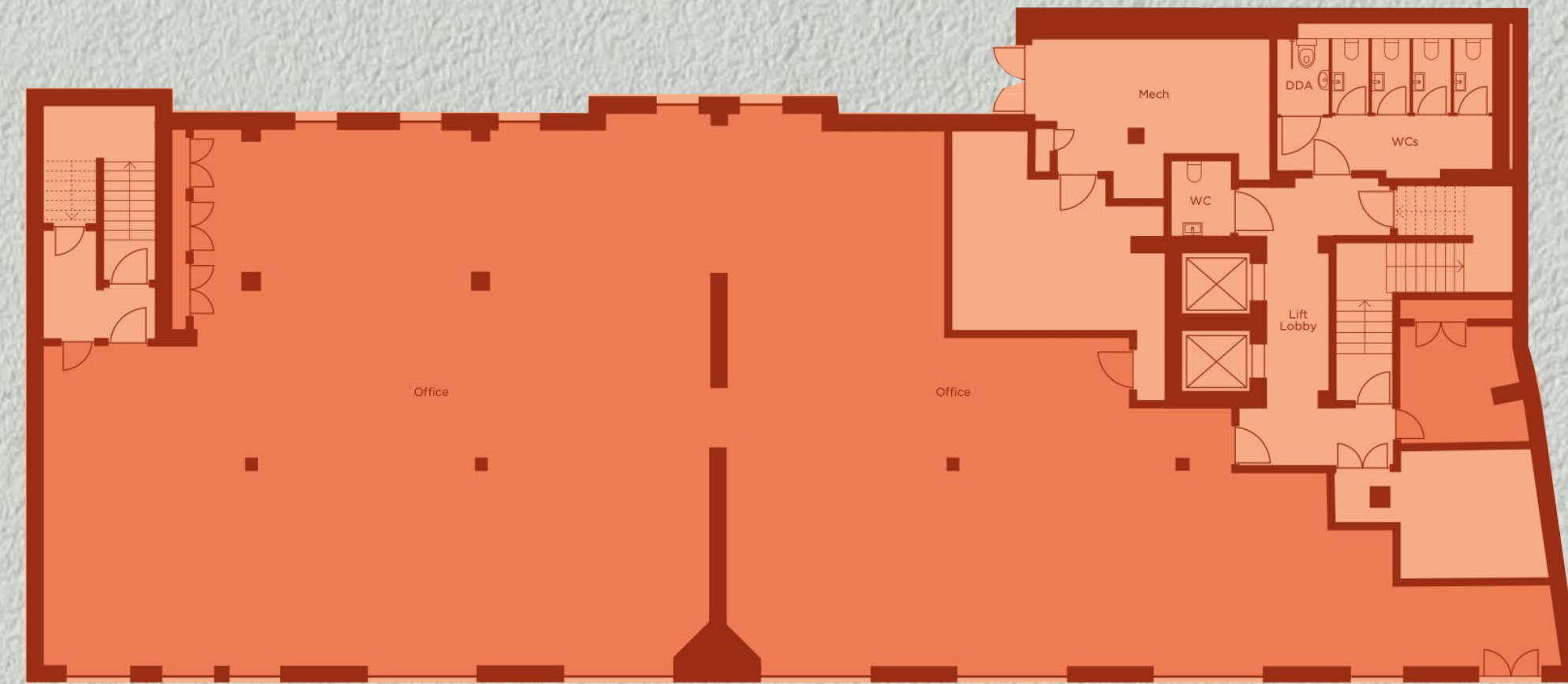
The Ground & Mezzanine are fully fitted.

All other floors are currently un-fitted.

Within the all-inclusive cost, a bespoke fit out will be provided.

### LOWER GROUND FLOOR

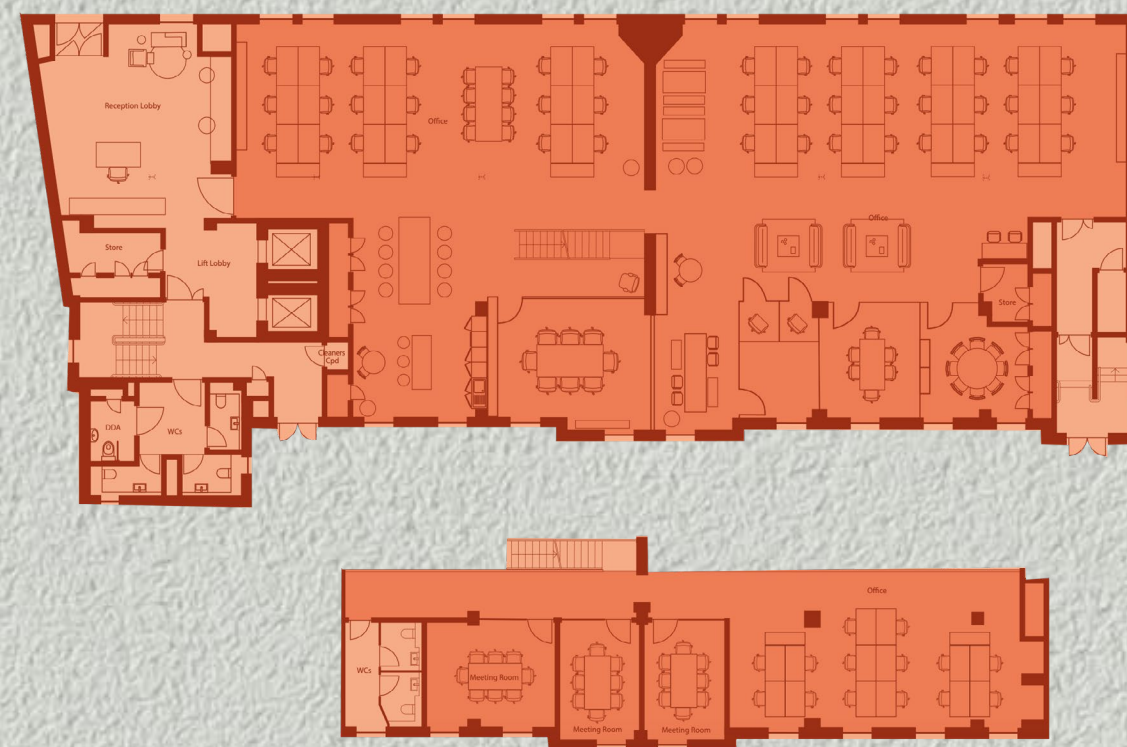
4,278 sq ft



### GROUND FLOOR & MEZZANINE

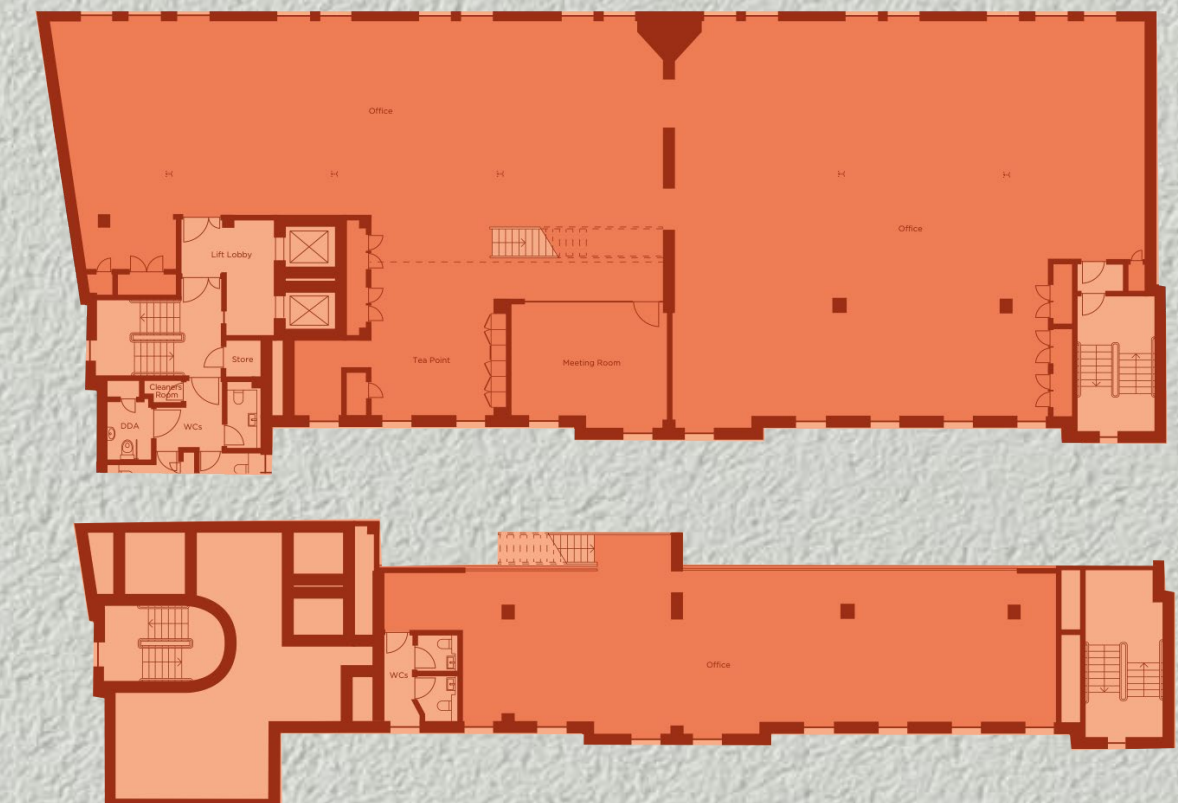
5,761 sq ft - fully fitted

42+ desks, 6 meeting rooms



### SECOND FLOOR & MEZZANINE

6,626 sq ft





03 203 Eversholt Street

# OFFICE

From 4,278  
to 6,626 sq ft

The Ground & Mezzanine are fully fitted.

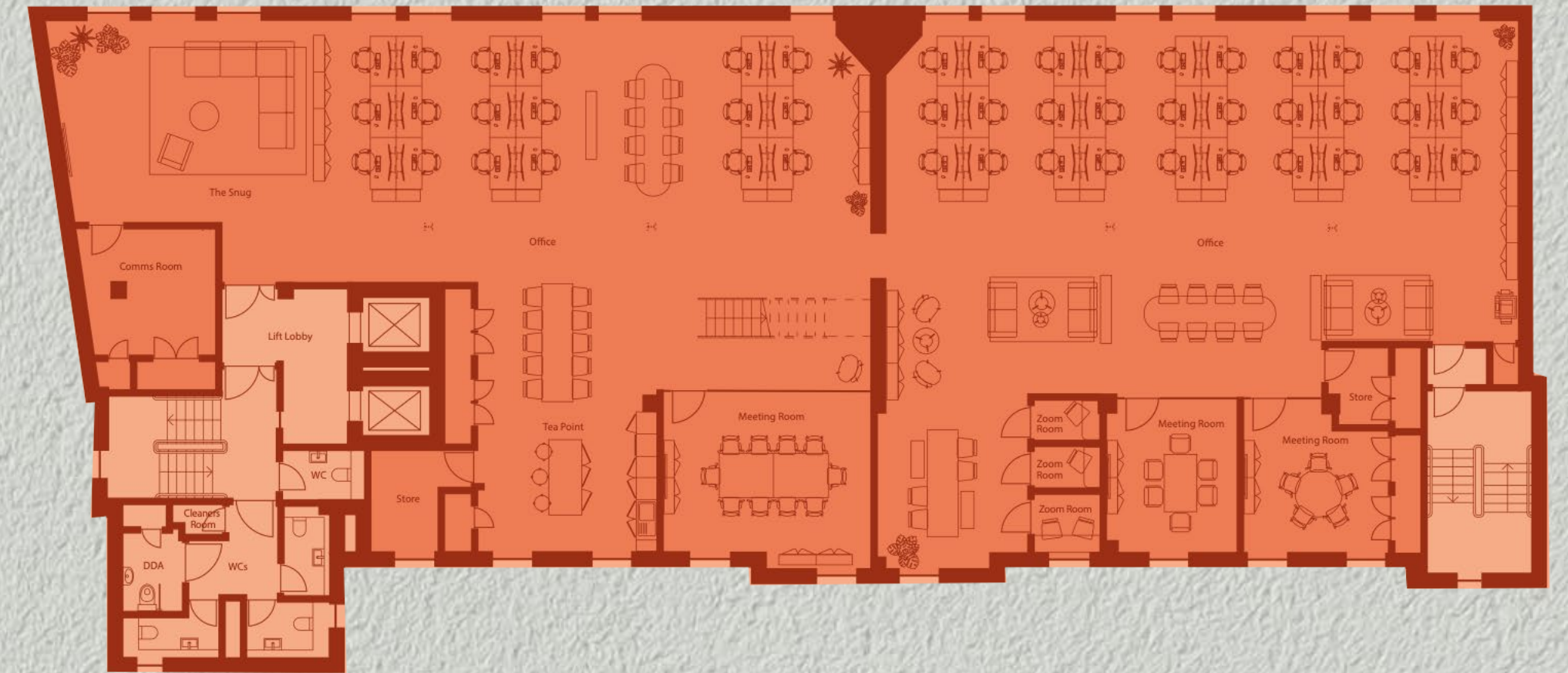
All other floors are currently un-fitted.

Within the all-inclusive cost, a bespoke  
fit out will be provided.

## THIRD FLOOR

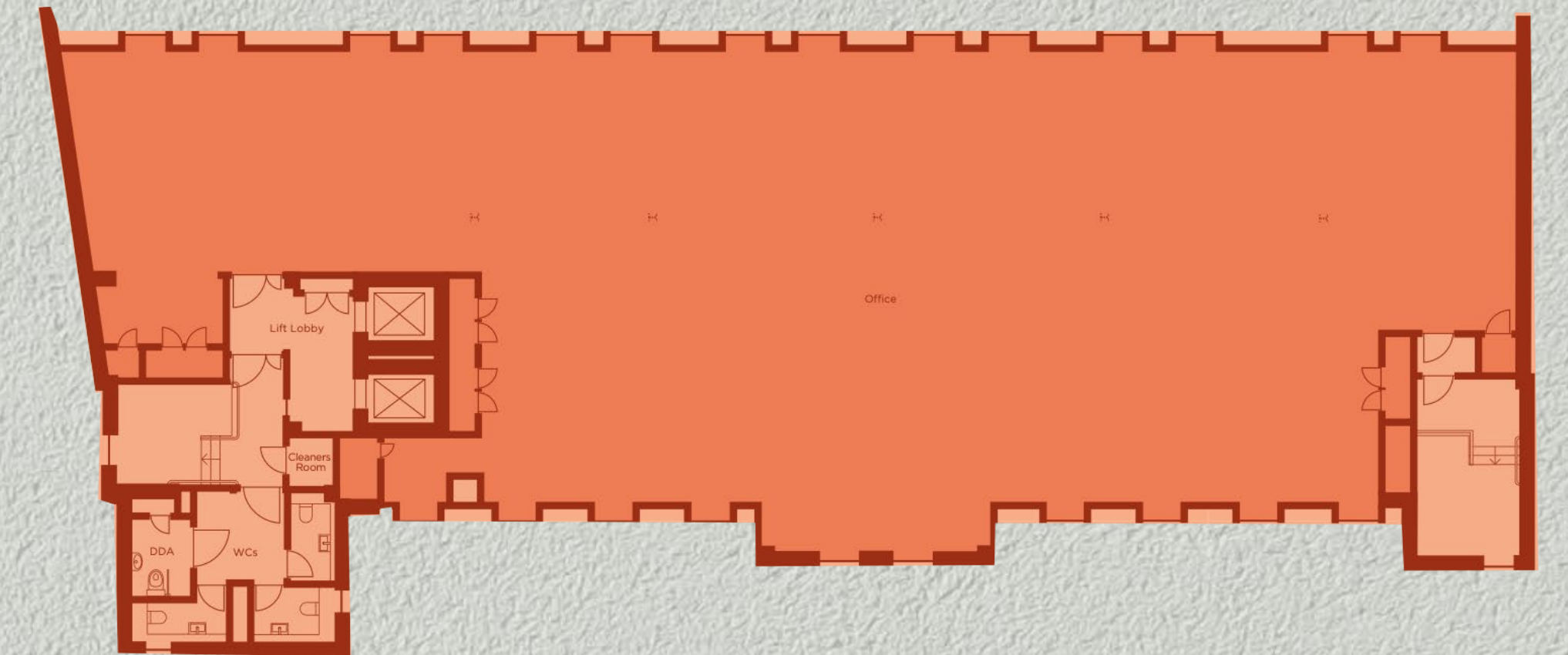
5,044 sq ft

### Indicative Space Plan



## FOURTH FLOOR

4,486 sq ft



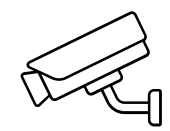


WILDBRAIN

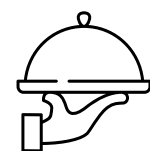
# Bespoke your services

A fully managed workspace offers businesses the very best of office space - amenity rich, fully customisable workspace, on flexible terms. We offer tailored management packages that allows you to curate an environment that supports your company's ambitions, with the freedom to shape your office experience according to your vision and your values.

## Some of our upgraded options



**Security  
& CCTV**



**Catering**



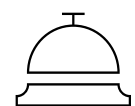
**Bespoke  
events**



**Staff  
experiences**



**Staff  
Birthday**



**Concierge  
services**

and more...





# FAQs

## Leasing Structure Options

A tenant either signs a normal lease or in some cases a shorter licence agreement with the landlord. Adjacent to either the lease or licence is a 'Master Services Agreement' (MSA), which details the extent and provision of the managed services. Alternatively they may sign a 'managed lease' (also known as an 'all-inclusive' or 'co-lease'). This option joins all elements of the lease and services into one document and removes the need for a separate MSA.

## Refurbishment Financing

If you would like to remove any upfront capex, you can spread the fit-out costs using our third-party financing partner. The financing costs can be offset by tax savings. At the end of your lease, you will have a dilapidations liability, where you will need to return the space to the condition you took it in, we can also cover this within our management agreement on your behalf.

## Stamp Duty

Depending on the lease structure agreed you may be required to pay stamp duty. This is a tax applied to standard commercial leases. License agreements are exempt from this. This is due on completion of the lease and your solicitor will take responsibility for collecting this from you.

## Payment Structure

This is dependent on your leasing structure. In the case of a 'managed lease', a tenant will make one single payment quarterly in advance that will cover all of their financial obligations associated with their tenancy. If an MSA is needed because of the leasing structure opted for, then a tenant will simply make two quarterly payments in advance to cover these same financial obligations – one to the landlord and one to Made.

## Building Service Charge

This is different to the management services offered by Made. The building's Service Charge covers the costs for running the common parts of the building and any amenities outside of your demise. This is reviewed annually and subject to change. Any matters relating to this must be disclosed directly to your landlord. Made aims to support occupiers where possible.

## Legal & Professional Costs

Depending on the lease structure agreed you may need to factor in a capex cost for covering legal fees and the fees of your acquiring agent. With a short-form lease these costs are likely to be minimal. If you require support or recommendations on legal professionals, we have a team of preferred suppliers that we can refer.

## Deposit

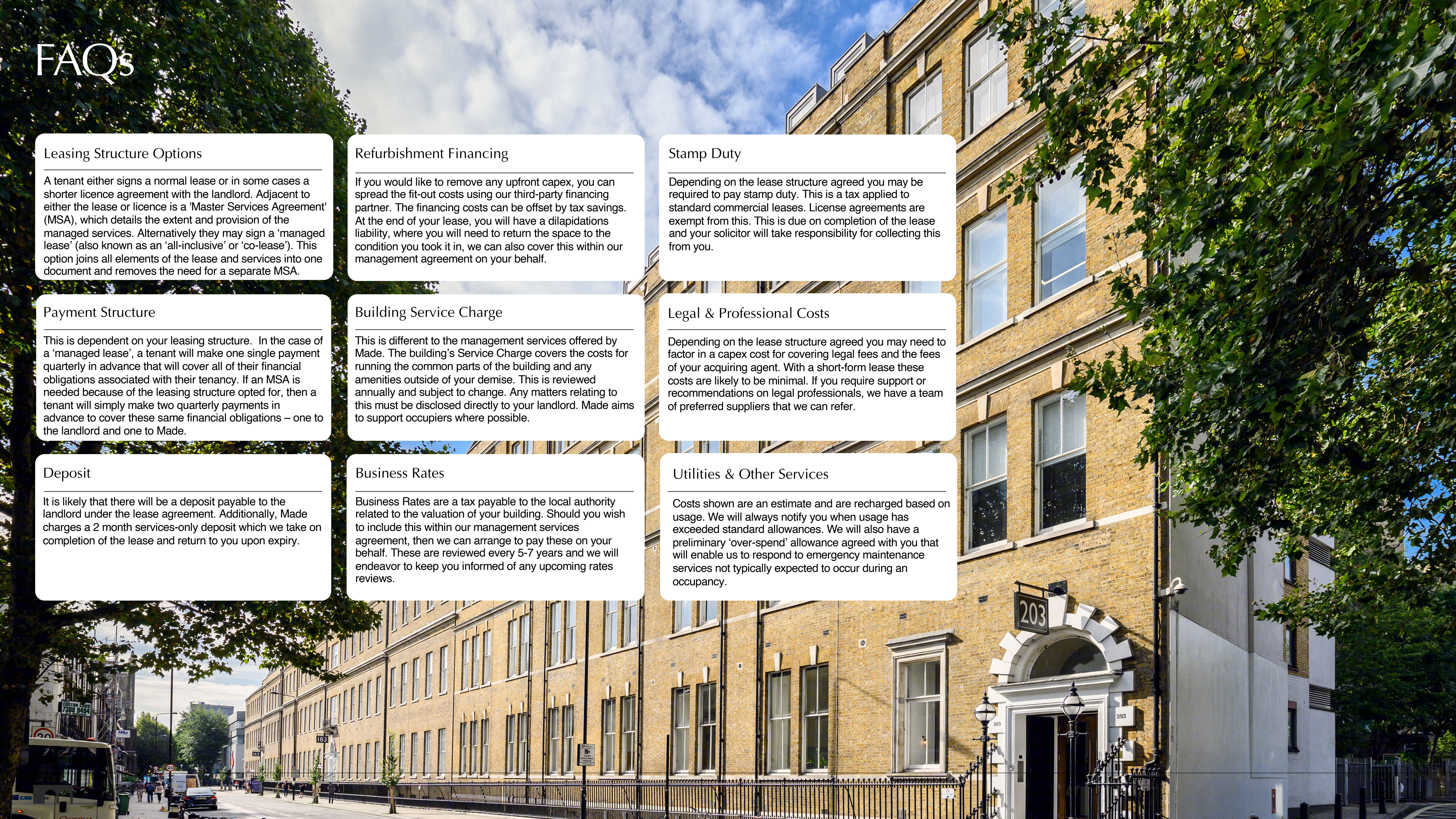
It is likely that there will be a deposit payable to the landlord under the lease agreement. Additionally, Made charges a 2 month services-only deposit which we take on completion of the lease and return to you upon expiry.

## Business Rates

Business Rates are a tax payable to the local authority related to the valuation of your building. Should you wish to include this within our management services agreement, then we can arrange to pay these on your behalf. These are reviewed every 5-7 years and we will endeavor to keep you informed of any upcoming rates reviews.

## Utilities & Other Services

Costs shown are an estimate and are recharged based on usage. We will always notify you when usage has exceeded standard allowances. We will also have a preliminary 'over-spend' allowance agreed with you that will enable us to respond to emergency maintenance services not typically expected to occur during an occupancy.



# THE EVERSHOLT

Leased by



Steven Lydon  
T: 07814 294 333  
E: Steven.Lydon@knightfrank.com

**BLUEBOOK**

Joe Fuller  
T: 020 7167 6401  
E: joe@bluebooklondon.co.uk

Managed by



Hugo Morrissey  
T: 07894 229 796  
E: hugo.morrissey@made-re.com

Akoya

