

The future?

Euston is the last major rail station in London with substantial redevelopment opportunities. The Euston Estate forms the main entrance to this development opportunity.

Vision Masterplan for the redevelopment of Euston Station



Euston Arch discussion document



Documents available to download at www.eustonvision.com

It is 23 years since the creation of Sydney & London Properties Ltd and the majority of the management team has been with the company since its inception. We have seen property booms, crashes, significant new property legislation and changes in corporate governance. Through every stage of the property cycle, we have maximised returns for both ourselves and our joint venture partners.

The Sydney & London group of companies has invested in the United Kingdom, Republic of Ireland, Europe and Israel. The Euston Estate investment presents an unrivalled opportunity at one of Europe's key rail transport hubs. The Estate forms the entrance to Euston Railway Station, the last major rail station in London with significant development and redevelopment opportunities.'

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Chief Executive
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Sydney & London Properties

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The Euston Estate

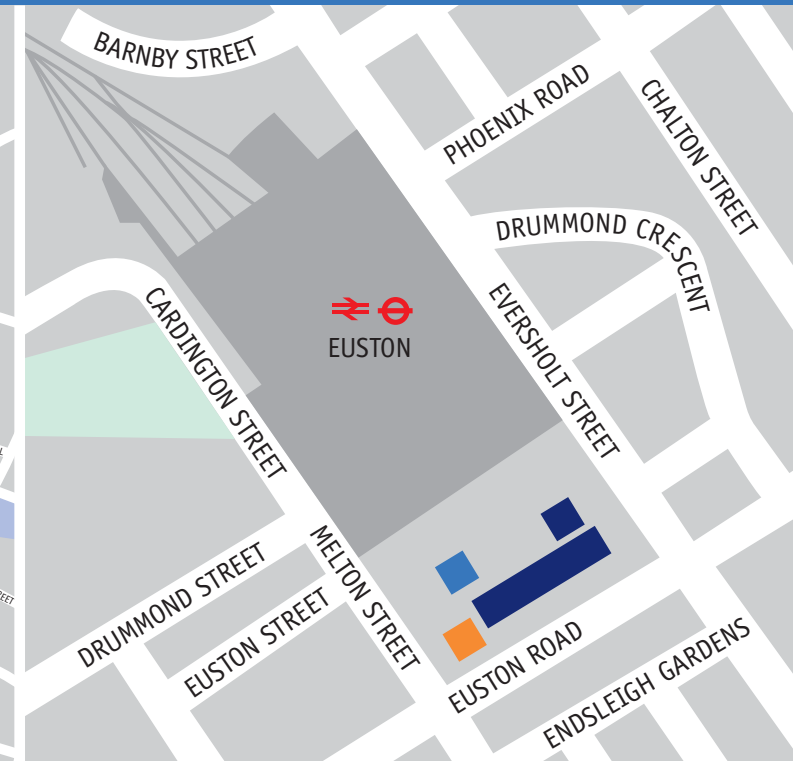
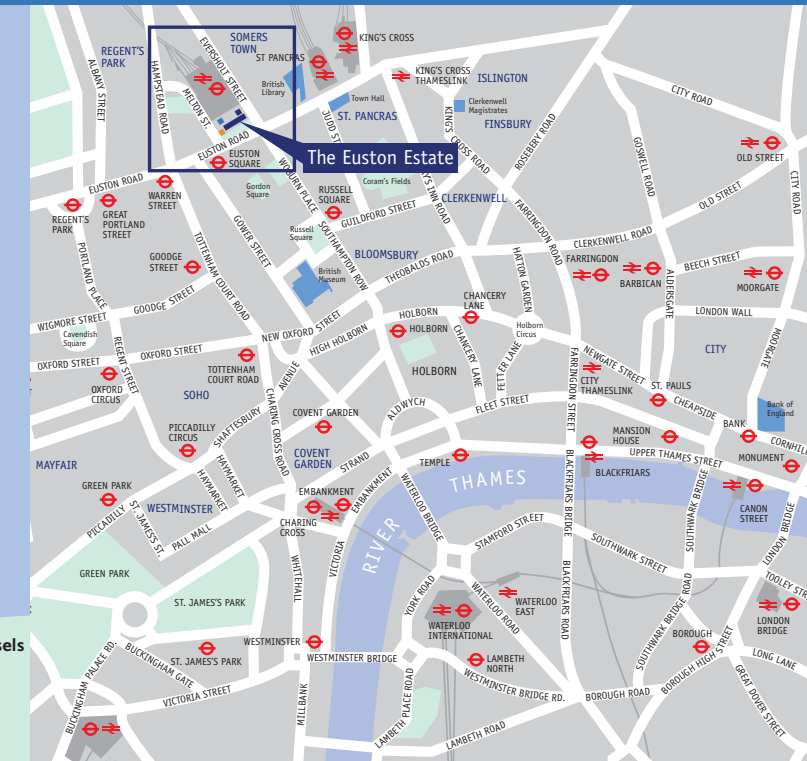
An exceptional business headquarters location, strategically positioned between the West End and the City of London within the major transport hub of Euston Station.

Euston, a major rail terminus

The Euston Square development was completed in 1980. Four office buildings are provided, totalling 304,420 sq ft immediately in front of Network Rail's Euston Station.

By 2014

An estimated 94 million passengers a year will travel through Euston Station. This figure will be approaching the total annual footfall at Heathrow and Gatwick airports.



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Location

The Euston Estate is situated between Euston Station and the north side of Euston Road. Main Line rail services, the London Underground network, Euston Bus Station and Euston Road are directly accessible.

Nearby landmark buildings include Madame Tussaud's, the British Library, the British Museum and London Planetarium and the Royal Academy of Music. Regent's Park and Marylebone Road are situated to the west, and King's Cross/St Pancras to the east.

Situation

Euston Station concourse offers approximately 30 retail outlets, including Marks & Spencer Simply Food, WH Smith, Boots, Paperchase, The Body Shop and Accessorize. The Piazza, situated immediately outside the main pedestrian entrance to the Station, provides seating areas, a central Starbucks coffee house, and decorative sculptures.



Tenancies

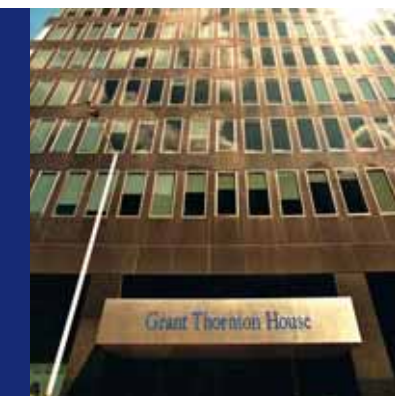
Over 90% of the income is secured by Network Rail Infrastructure Ltd and Grant Thornton Nominees Ltd. There are five other tenants.

The major rail termini of King's Cross, St Pancras and Euston is London's principal rail interchange for international travellers.

Grant Thornton House

Completed in 1980, Grant Thornton House comprises 69,309 sq ft, with a typical square floorplate of 7,970 sq ft. The offices benefit from excellent natural light and views over Central London from the upper floors.

Grant Thornton House Air conditioned offices on the basement, ground, mezzanine and eight upper floors.



40 Melton Street

40 Melton Street was substantially refurbished in 1993/1994 from a shell and core condition. The total area is approximately 116,070 sq ft, with a square floorplate size of 7,840 sq ft. There are exceptional views over Central London from the upper floors.

40 Melton Street Air conditioned offices over basement, ground and fourteen upper floors.



One Eversholt Street and Podium

The buildings interconnect through the raised ground floor reception to the tower building. The total area is approximately 119,041 sq ft. The elongated, rectangular floorplate of the podium allows excellent natural light from full height windows. The tower, which has undergone substantial refurbishment benefits from three retail/restaurant units, situated at ground floor level.

One Eversholt Street comprises a three storey low-rise podium to the south and a twelve storey tower to the east.

