

Commercial Office Space
5,500 sq ft – 16,500 sq ft
Modern open plan offices with panoramic views

TO LET

100 Gray's Inn Road, London WC1X 8AL



LOCATION

100 Gray's Inn Road is situated on the eastern side of Grays Inn Road on the junction with Clerkenwell Road and Theobalds Road. The building is ideally positioned and provides easy access to both The City and West End. Also within close proximity to the building are both Holborn and Clerkenwell with numerous shops, bars and restaurants.

TRANSPORT

Chancery Lane Station (Central line)
Farringdon Station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink)
Kings Cross (Metropolitan, Hammersmith & City, Circle Lines, Piccadilly line, Victoria line and Northern line)



DESCRIPTION

100 Gray's Inn Road was comprehensively refurbished in 2006 and provides excellent open plan accommodation over seven floors. The top floors benefit from exceptional views across London, raised floors and air conditioning.

AMENITIES

- Uniformed commissionaire
- Air conditioning
- Fully accessible raised floors
- 2 x passenger lifts
- Partitioned meeting rooms
- Male and female WC's
- Kitchen
- Parking available by separate arrangement

APPROXIMATE FLOOR AREAS

Seventh floor	5,500 sq ft	510.95 sq m
Fifth floor	5,500 sq ft	510.95 sq m
Fourth floor	5,500 sq ft	510.95 sq m
Total	16,500 sq ft	1,532.85 sq m

LEASE

New full repairing and insuring leases available for a term by arrangement.

RENT

£29.50 per sq ft exclusive.

SERVICE CHARGE

We understand that the service charge is currently running at approximately £7.50 per sq ft.

RATES

To be confirmed.

Interested parties must satisfy themselves to the accuracy of these figures with Camden Council.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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