

171 Gray's
Inn
Road

Bloomsbury WC1

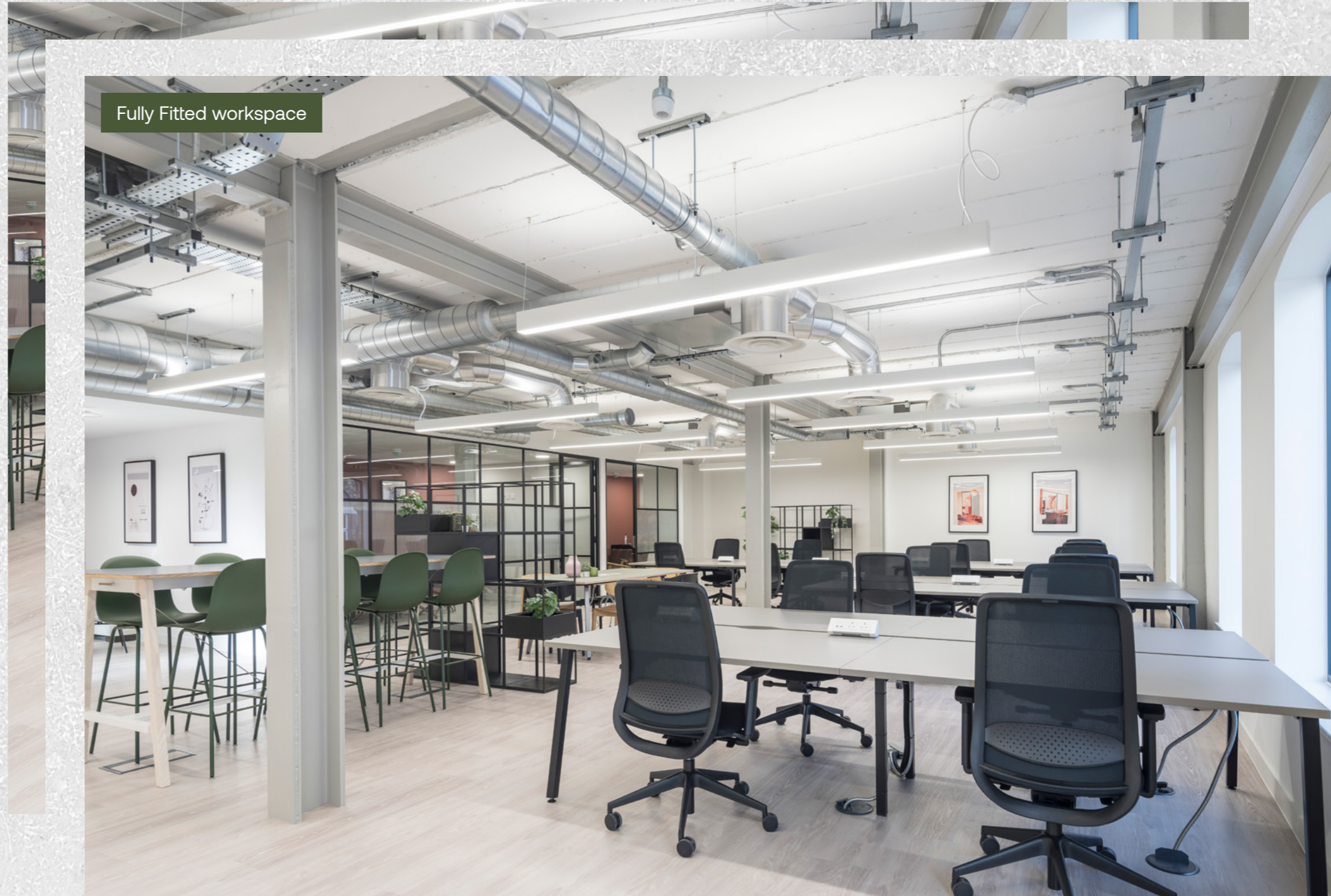
Fresh office space taking you in the right direction

171 GIR has undergone a comprehensive transformation all over, including a brand new extension to the original build. The entire property benefits from Grade A accommodation, totalling 5,932 sq ft and is arranged across Ground, 1st, 2nd and 3rd Floors.

Furthermore, 171 GIR offers a combination of CAT A and CAT A+ (Plug & Play) office space, beautifully designed by the highly regarded Design & Build studio Whitepaper to appeal to a wide array of occupiers.

The refurbishment has led to high ESG credentials being met, boasting an impressive EPC Rating 'A'.

171 GIR incorporates the modern-day facilities required for office buildings such as a brand new passenger lift, state-of-the-art air conditioning and ventilation systems and superb end-of-journey amenities.





Entrance

A welcoming reception at the heart of 171 GIR

Reception



A brand new, communal reception lobby perfectly curated to deliver a client facing approach.

The reception is warmed by high quality furniture pieces, making for a great breakout spot or waiting area.

Make your move easy with Plug & Play workspaces



Schedule of areas

Floors	Sq Ft	Sq M
Third Floor	1,319	122.5
Second Floor	1,383	128.4
First Floor	1,734	161.1
Ground Floor	1,496	138.9
Total	5,932	550.9



Specification



CAT A+ and CAT A Offerings



New air conditioning & ventilation systems



Superloo's on each floor



Passenger Lift



New LED Strip Lighting



DDA Compliant



EPC Rating A



Superb Natural Light



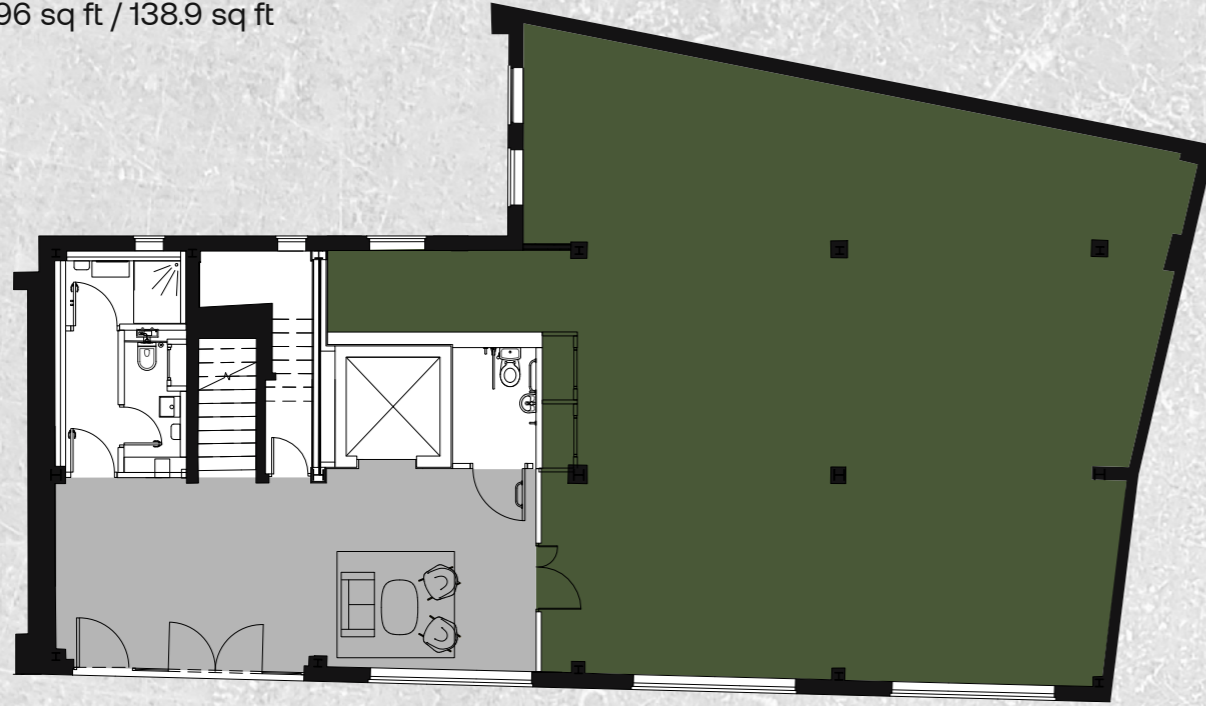
Secure Cycle Storage



Showers

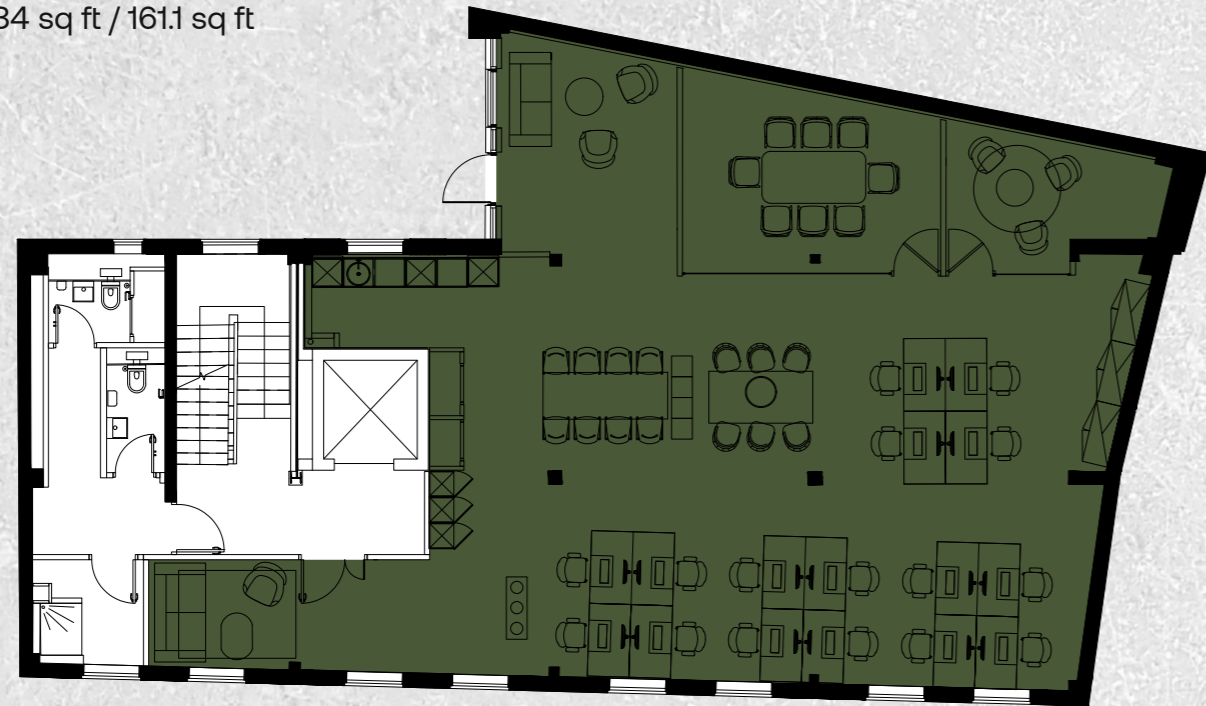
Ground Floor

1,496 sq ft / 138.9 sq ft



First Floor

1,734 sq ft / 161.1 sq ft

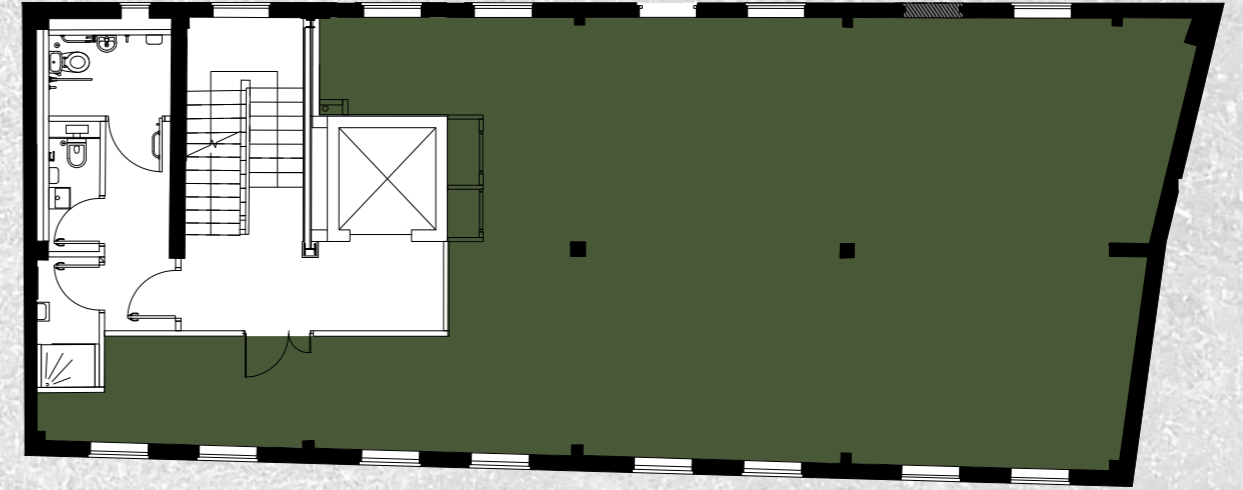


Office
 Core
 Reception

Not to scale, plans are indicative only.

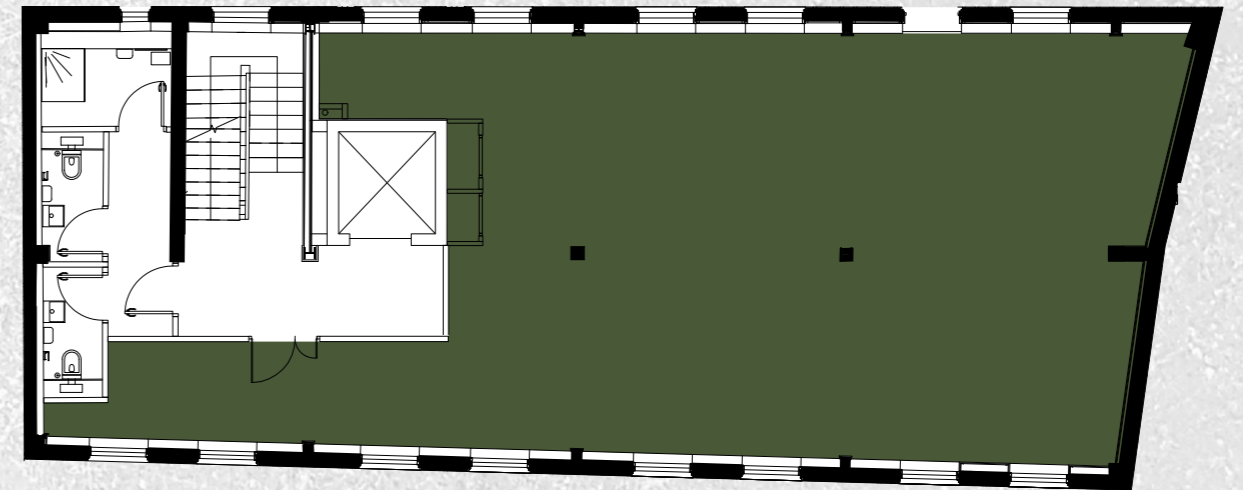
Second Floor

1,383 sq ft / 128.4 sq ft



Third Floor

1,319 sq ft / 122.5 sq ft



Office
 Core

Not to scale, plans are indicative only.



PLUG AND PLAY / UNFURNISHED / PLUG AND PLAY / UNFURNISHED / PLUG AND PLAY / UNFURNISHED



Put your stamp 71
on this CAT A space



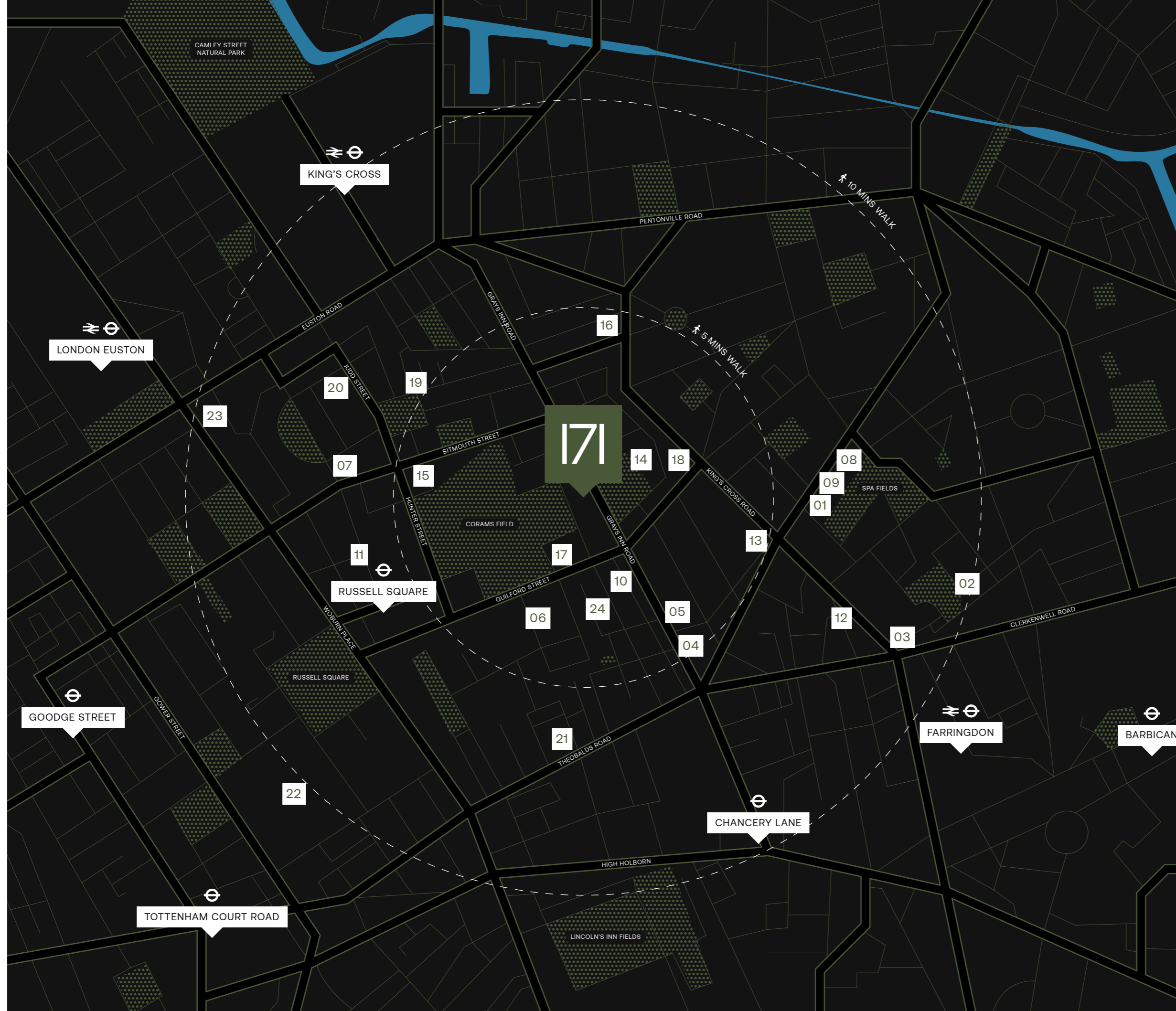
Positioned on Gray's Inn Road, between Theobalds Road and Euston Road, 171 GIR occupies one of London's most central locations. On the cusp of Clerkenwell, Kings Cross and Bloomsbury 171 GIR is situated in and amongst London's most sought after submarkets, which offer a range of fantastic nearby amenities and transport links.

171

Everything points to 171



Local Amenity



EAT

- 01 - Gails Bakery - Exmouth Market
- 02 - Granger & Co.
- 03 - Sessions House
- 04 - Faros
- 05 - Otto's
- 06 - Ciao Bella
- 07 - Pizza Sophia
- 08 - Santoré - Exmouth Market

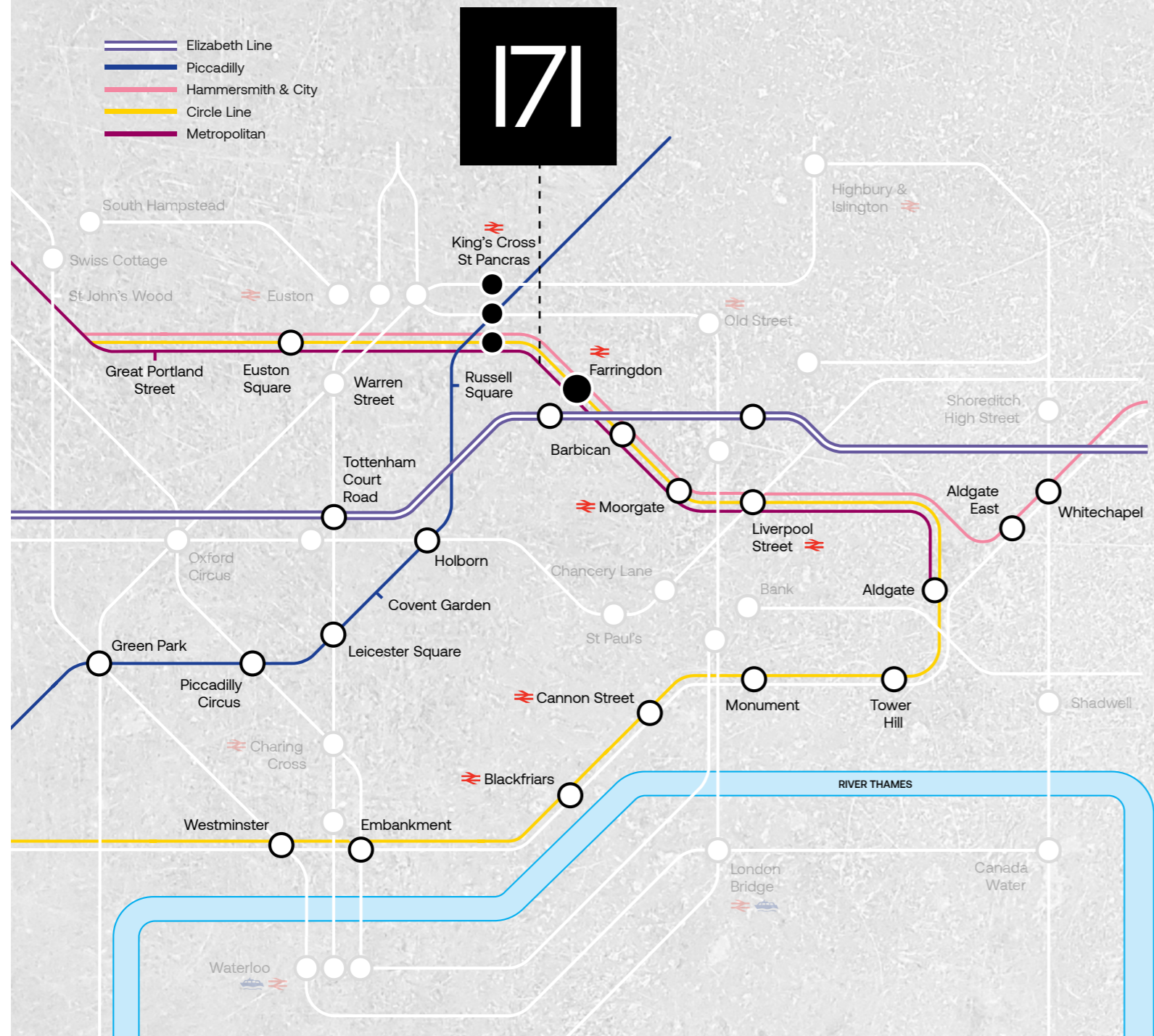
DRINK

- 09 - Exmouth Arms - Exmouth Market
- 10 - The Blue Lion
- 11 - Callaghan's Bar
- 12 - The Piano Works Farringdon
- 13 - Bloom Kitchen & Bar
- 14 - Costa Coffee
- 15 - Project 68
- 16 - Frequency

WELLNESS / ENTERTAINMENT

- 17 - Nuffield Health
- 18 - Ozone Health
- 19 - Rebel Studio
- 20 - Bodyset
- 21 - PureGym Holborn
- 22 - The British Museum
- 23 - Crypt Gallery
- 24 - Charles Dickens Museum

At the centre of London's transport network



06

mins walk to

Russell Square Station

07

mins walk to

King's Cross Station

10

mins walk to

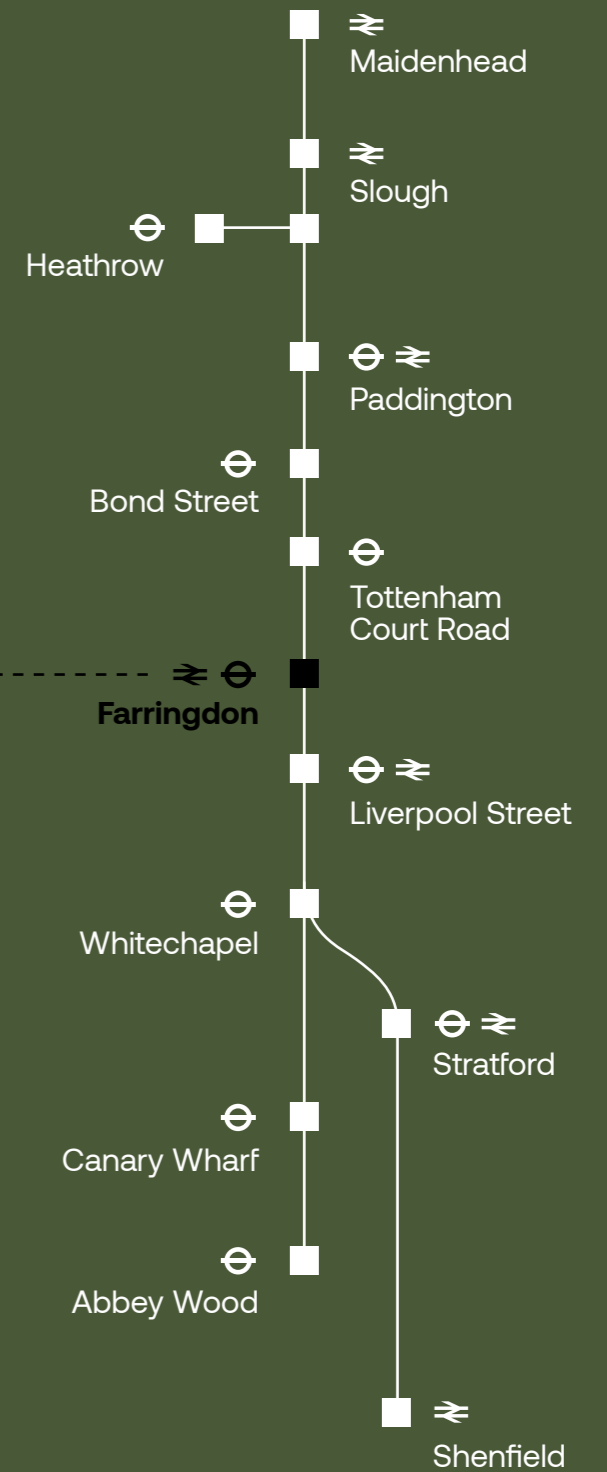
Chancery Lane Station

13

mins walk to

Farringdon Station

Elizabeth Line / Crossrail



Source: google maps

171^{WC1}
GIR

For further details please contact sole agents:

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