



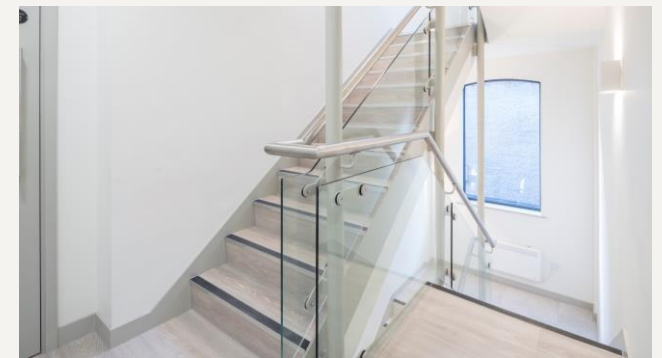
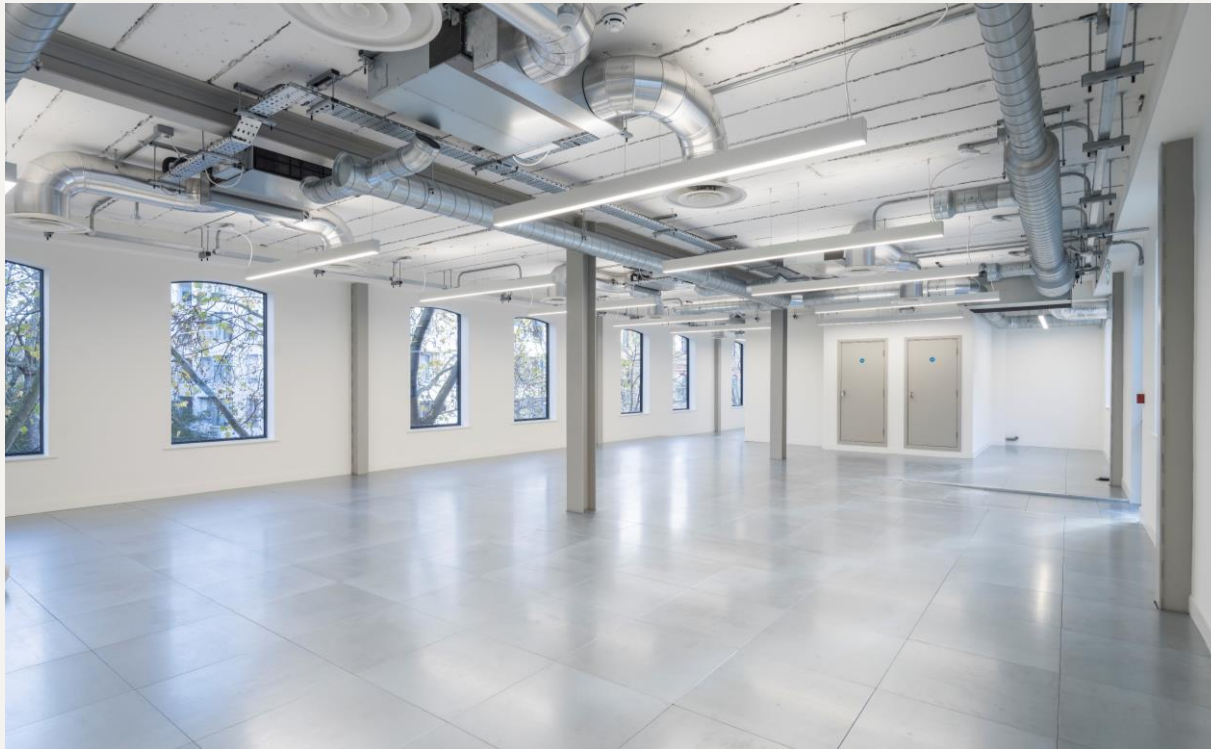
Susskind.

171 Gray's Inn Road WC1

A brand-new office development, comprehensively refurbished to provide occupiers with 'state-of-the-art' quality office space plus additional end of journey facilities such as secure cycle storage and shower facilities. The 3rd floor has recently been fully-fitted to provide X16 desks, X1 meeting room, plus generous breakout & kitchen facilities.



171 Gray's Inn Road also benefits from a smart reception area in addition to end-of-trip facilities including shower facilities & bike racks. There is also CAT A style accommodation available, allowing a tenant to put their own stance on a fit out. This property is only located within a 7-minute walk to Kings Cross St. Pancras Station.



171 Gray's Inn Road WC1

Summary

Comprehensively refurbished office space On Grays Inn Road with the option of either Cat A or plug and play.

The property is fully DDA compliant and has excellent end of journey facilities.

Features

- CAT A+ and CAT A offerings
- Superloos on each floor
- New LED strip lighting
- Fully accessible metal tile raised flooring
- Secure cycle storage
- New air conditioning & ventilation systems
- Passenger lift
- DDA compliant
- Superb natural light
- Showers

Transport

- Farringdon
- Chancery Lane
- Russell Square
- King's Cross St. Pancras

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

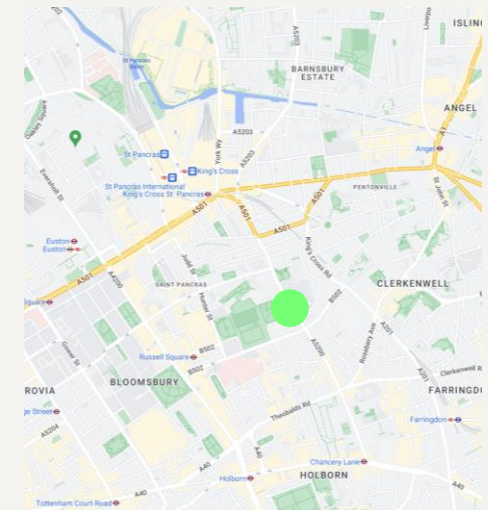
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Third	1,319	£65.00	£8.50	£23.00	£11,185.96	Available
Second	1,383	£55.00	£8.50	£23.00	£9,969.12	Available
First	1,734	LET	LET	LET	LET	LET
Ground	1,496	£55.00	£8.50	£23.00	£10,783.66	Available
Total	5,932	-	£8.50	£23.00	£31,938.73	Available

*Interested parties should make enquiries with the local authority.

Map



171 Gray's Inn Road WC1

Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@suskind.london

Elle Whyman
07791 785 253
Elle@suskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@suskind.london
W suskind.london

Suskind.