

200

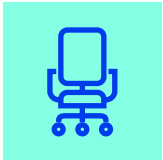
Fully fitted office in a prime landmark building

200 Gray's Inn Road is an imposing building in the heart of Bloomsbury, conveniently located between the City and West End. The available accommodation is on the 5th floor and offers 11,941 sq ft of high quality media-style office space. The building is home to the likes of Independent Television News (ITN), ITV and Warner Bros.

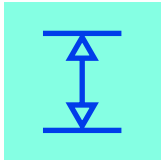


Unrivalled office amenities

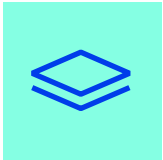
The building has been finished to a high standard providing the finest specification throughout, with award winning architectural design.



5th floor (Grade A fully fitted space)



3.4m overall floor to ceiling height



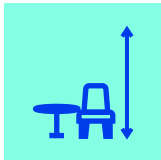
265mm raised floor void



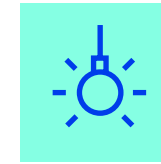
24 hour manned reception



New cycle centre and showers



4,500 sq ft double height atrium



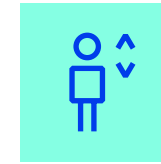
Exposed concrete coffered ceiling with LED lighting



1:8 sq m occupational density



Highly efficient displacement air conditioning system



6 passenger lifts and good lifts



On-site cafe



Formal and casual seating area



Space with endless possibilities

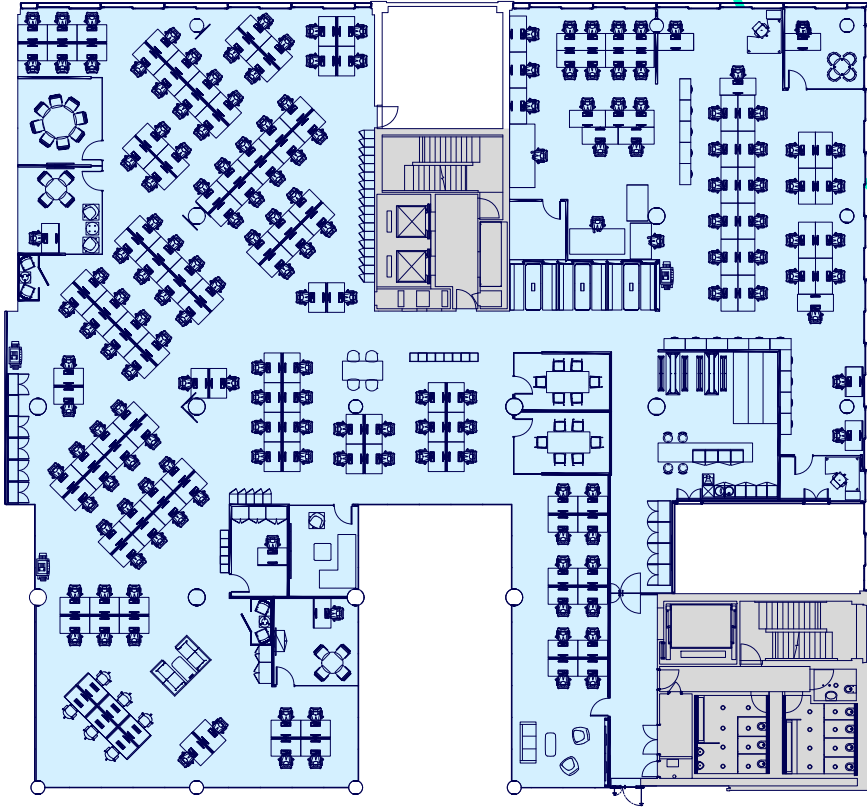
CGI showing how the space could be arranged in an open plan layout with the original exposed concrete coffered ceiling.



THE SPACE

EXISTING 5TH FLOOR SPACE PLAN

11,941 Sq Ft (1,109 Sq M)



GRAY'S INN ROAD

Workstations	173
8 person meeting room	1
6 person meeting room	2
6 person office	1
Breakout areas	5
Kitchenette	1
Occupancy total	179

Plan not to scale,
for indicative purposes only.

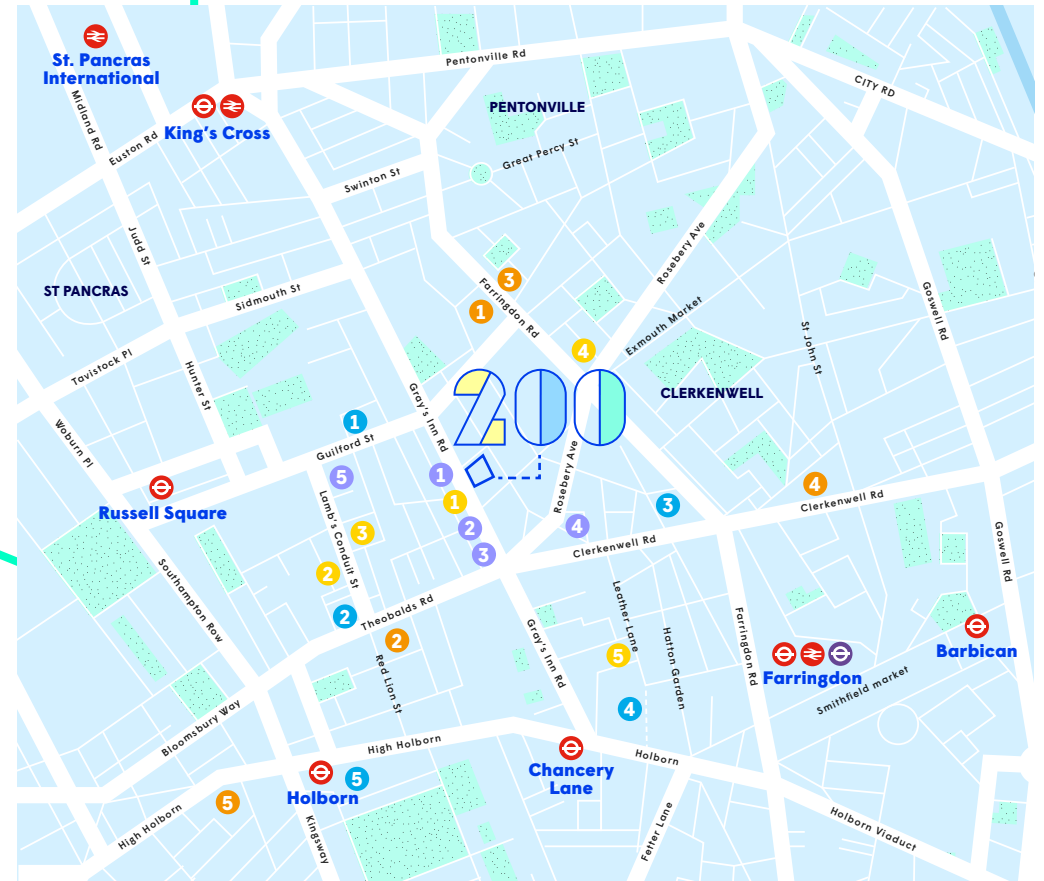


LOCATION

An exclusive Bloomsbury address

Perfectly positioned between King's Cross and Farringdon, 200 Gray's Inn Road provides easy access to the finest amenity locations including Lamb's Conduit Street and Coal Drop's Yard.

The building has an array of great transport links which are to further be improved by the arrival of the Elizabeth Line to Farringdon, coming soon.



Cafés	Restaurants	Hotels	Gyms
1. Hopper Coffee	1. Luce e Limoni	1. Crowne Plaza Kings Cross	1. Nuffield Health Bloomsbury
2. Knockbox Cafe	2. Faros London	2. Premier Inn Holborn	2. PureGym Holborn
3. Redemption Roasters	3. Chamisse	3. Travelodge Farringdon	3. PureGym Farringdon
4. Cafe Maya	4. La Casetta	4. The Zetter Hotel	4. GymBox Holborn
5. Prufrock Coffee	5. Ciao Bella	5. The Hoxton Hotel	5. Fitness First Holborn

FARRINGDON

8 mins walk

RUSSELL SQUARE

10 mins walk

HOLBORN

11 mins walk

KING'S CROSS ST. PANCRAS

14 mins walk

Further Information

TERMS

Upon application.

Craig Hinvest
07938 378 982
chinvest@lsh.co.uk

VIEWINGS

Strictly through sole letting agents.

David Earle
07850 056 626
dearle@lsh.co.uk

**Lambert
Smith
Hampton**

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