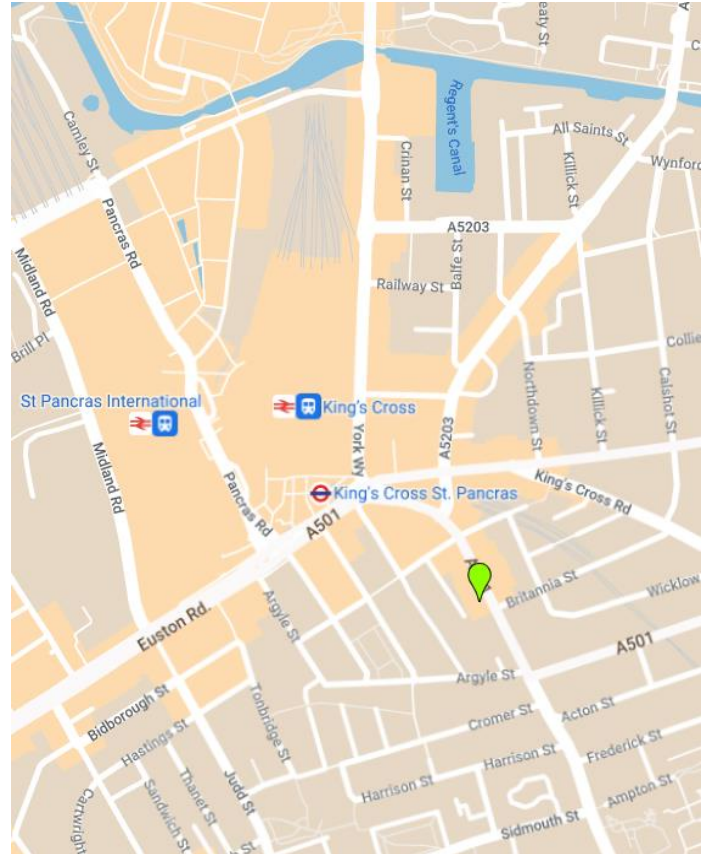


Offices to Let 768 Sq ft

283 Gray's Street, WC1X 8QF

Bright & Characterful Refurbished Warehouse Style Offices in an Excellent Location



Description

Prominent refurbished unit of 76 sq.m (819 sq.ft) on Grays Inn Road WC1 opposite the Royal National Throat, Nose and Ear Hospital and is situated in easy walking distance of Kings Cross Underground and St Pancras Overground stations the location also benefits from numerous bus routes. Within the immediate vicinity major retailers include CO-OP, Costa Coffee and Subway together with other independent retailers. This location also benefits from numerous hotels Travelodge nearby.

Location

The property is situated on the west side of Grays Inn Road close to Pentonville Road and Euston Road. Kings Cross and St Pancras Stations are about 250 yards away. Nearby occupiers include, The CO-OP, Subway, Costa Coffee, The London Ear, Nose & Throat Hospital.

Floor	Sq Ft	Sq M	Status
Ground	437	40.6	Available
Lower Ground	331	30.7	Available
Total	768	71.3	

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Amenities

- Modern open plan office floor plates Modern suspended LED strip lighting
- New wooden flooring throughout
- Excellent natural daylight
- Perimeter trunking
- Self-contained WCs / showers

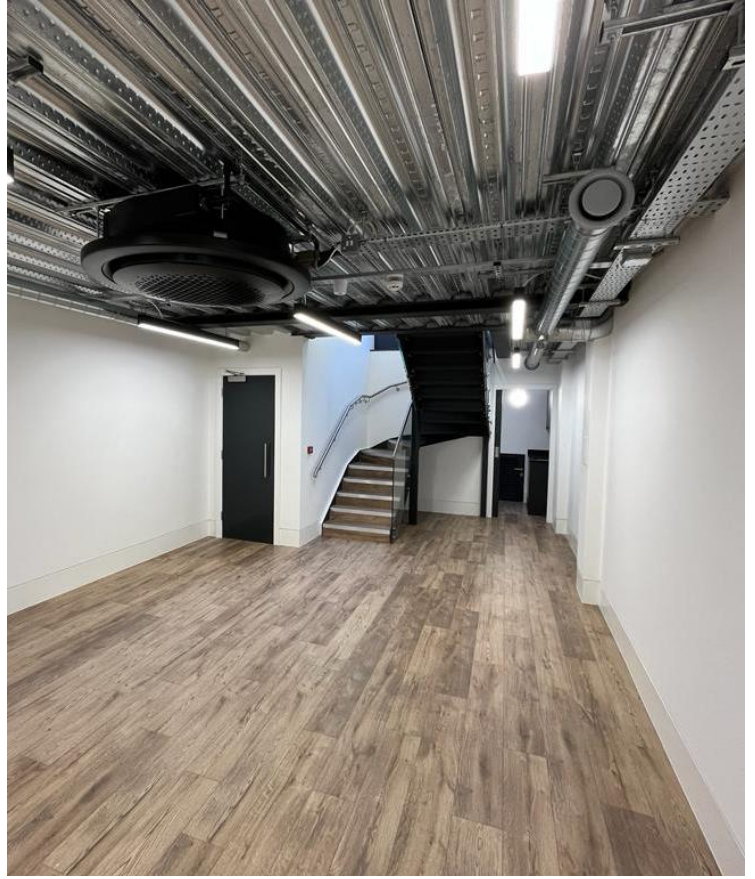
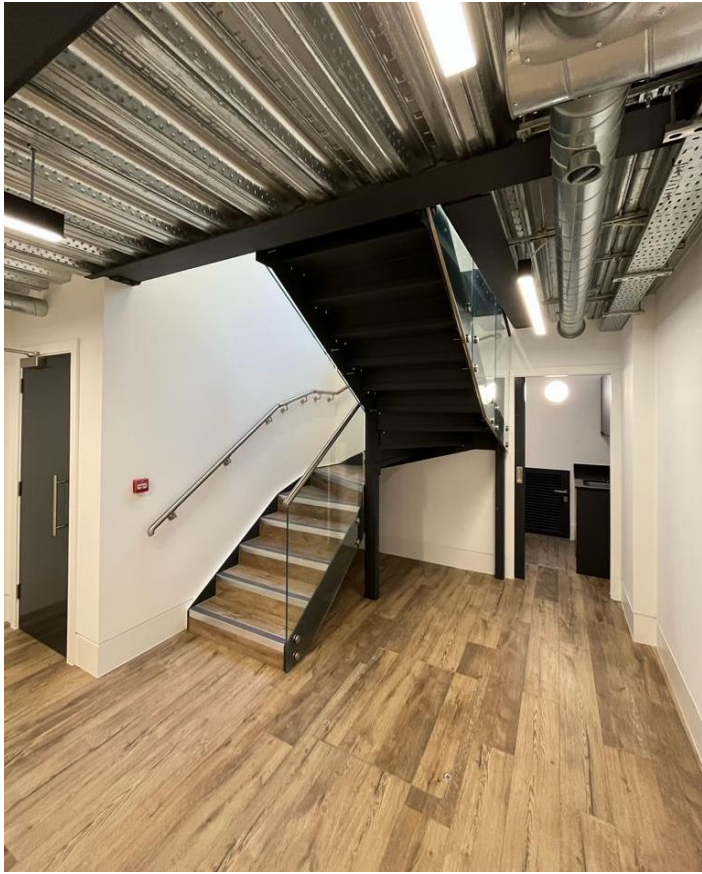


TERMS: New leases are available on flexible terms direct from the landlord

RENT: £49.50

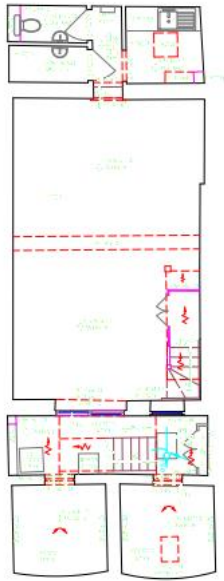
RATES: (TBC)

S/CHARGE: On Application



Floor Plans

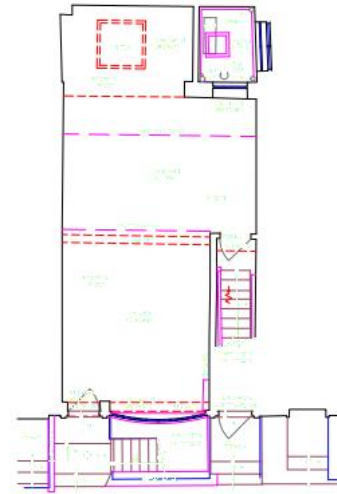
1st Floor



Basement

Basement (Not to Scale)

2nd Floor



Ground Floor

Ground Floor (Not to Scale)