



283 Gray's Inn Road

London, WC1X 8QF

Modern, self contained 768 sq.ft office space - ideal for businesses, near Kings Cross with excellent transport links.

885 sq ft
(82.22 sq m)

- Self Contained Ground & Lower Ground Unit
- W/C and showers
- Refurbished "media style" CAT A office space.
- LED lighting & exposed services.
- Premium wooden flooring

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Summary

Available Size	885 sq ft
Rent	£65.00 per sq ft
Business Rates	N/A
Service Charge	£5 per sq ft
EPC Rating	Upon enquiry

Description

BBG is pleased to present a fantastic opportunity at 283 Gray's Inn Road WC1. This newly refurbished unit offers 768 sq ft of office space designed for creative and progressive businesses.

Key Features:

- Self-contained offices with your own front door & signage
 - Refurbished "media style" CAT A office space.
 - LED lighting & exposed services.
 - Premium wooden flooring
 - Self-contained Kitchen, WC and shower facilities for comfort and convenience
- Envision your future in this dynamic tech hub of Kings Cross, home to Google, Meta, The Allan Turing and the Francis Crick Institutes. Contact Tom Boggis or Fergus Findlay at BBG Real Estate Advisers for a viewing and to explore how this space can align with your business aspirations.

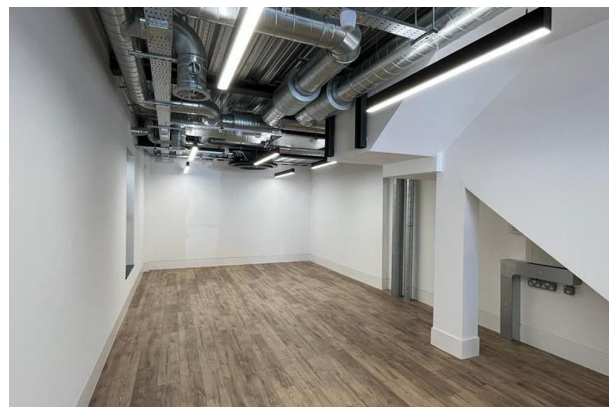
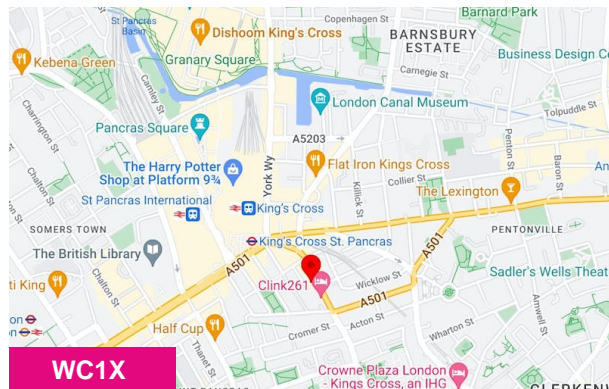
Location

The location is extremely convenient only moments away from King's Cross and St Pancras stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Does have scope for retail	437	40.60	Under Offer
Lower Ground - Joint with the ground floor	381	35.40	Under Offer
Total	818	76	



Viewing & Further Information



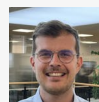
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