



307 Gray's Inn Road

London, WC1X 8QS

BBG is pleased to present a fantastic opportunity at 307 Gray's Inn Road WC1. This newly refurbished unit offers 826 sq ft of class E space

826 sq ft
(76.74 sq m)

- Self-contained offices with your own front door & signage
- Refurbished "media style" CAT A office space
- LED lighting
- Premium wooden flooring

307 Gray's Inn Road, London, WC1X 8QS

Summary

Available Size	826 sq ft
Rent	£50,000 per annum
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	424	39.39	Available
Lower Ground	402	37.35	Available
Total	826	76.74	

Location

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

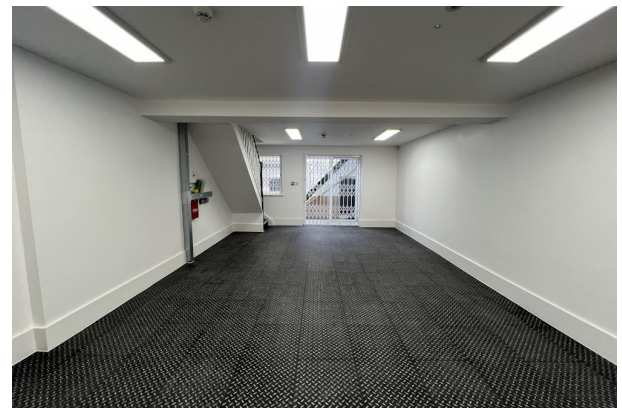
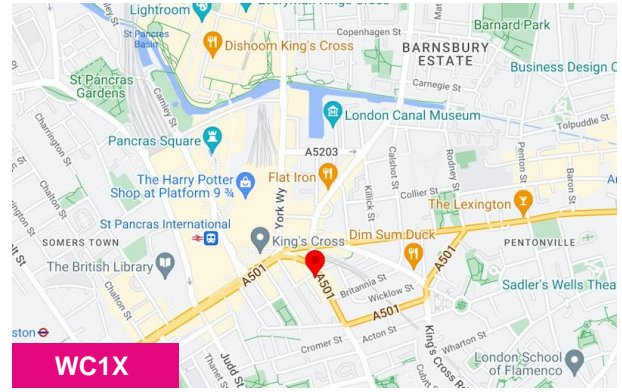
Description

BBG is pleased to present a fantastic opportunity at 307 Gray's Inn Road WC1. This newly refurbished unit offers 826 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 facilities

Located in the 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.



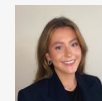
Viewing & Further Information



Fergus Findlay

07796510205

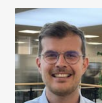
Fergus.findlay@bbgreal.com



Abigail Duckworth

07886170663

abigail.duckworth@bbgreal.com



Fred Pope

07886170666

fred.pope@bbgreal.com