

## Offices To Let Spectacular Views

222-236  
Gray's Inn Road  
WC1

Pt 7<sup>th</sup> & 8<sup>th</sup> Floors  
4,157 sq. ft - 10,570 sq. ft  
(386.2 sq. m - 982.0 sq. m)

### Links to Virtual Tours:

[8<sup>th</sup> Floor - Click Here](#)

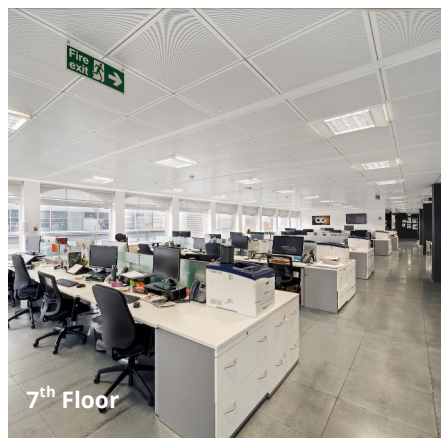
[7<sup>th</sup> Floor - Click Here](#)

### Highlights

- Tower floor with stunning views
- Open plan
- Comms room in-situ
- Perimeter cooling
- Metal tile suspended ceiling
- LG7 lighting
- Raised Floor
- Demised WCs
- Showers & staff lockers (Pt 7<sup>th</sup>)
- 4 x passenger lifts
- Commissionaire
- 24 hour access & security
- Excellent transport connectivity
- Access to communal garden
- 40+ car parking spaces
- Cycle parking



7<sup>th</sup> Floor



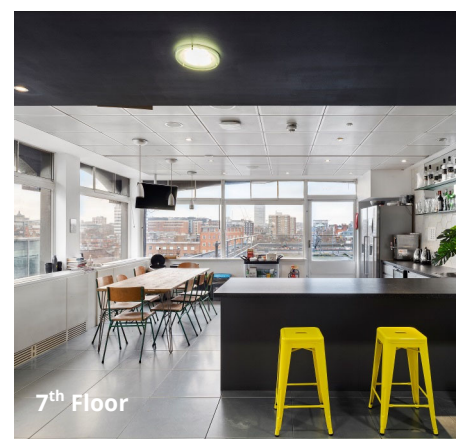
7<sup>th</sup> Floor



8<sup>th</sup> Floor



8<sup>th</sup> Floor

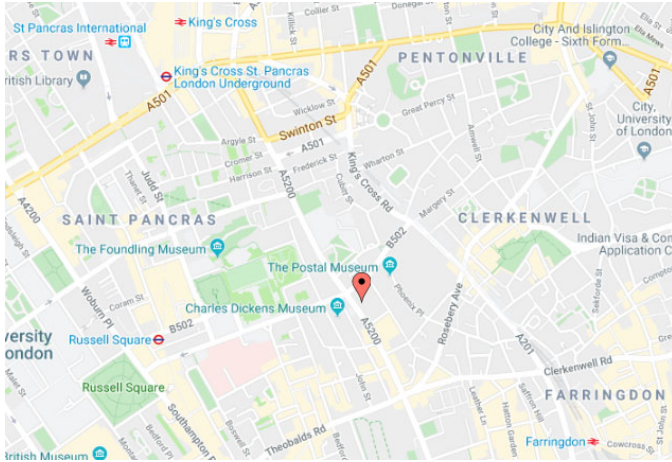


7<sup>th</sup> Floor

08449 02 03 04  
[avisonyoung.co.uk/13763](http://avisonyoung.co.uk/13763)

## Location

The property is located in one of the most exciting areas of London between Clerkenwell, Kings Cross and Holborn. The building has access to almost all of the key transport nodes with Chancery Lane, Farringdon, Kings Cross and Russell Square stations all within easy reach of the building.



## Description

A landmark building home to occupiers from the media, IT, professional services and charity sectors.

The 8<sup>th</sup> floor has been refurbished and is currently open plan with a comms room and demised WCs. The part 7<sup>th</sup> floor has a Creative style fit out in situ with exposed metal tile floors, a large boardroom, multiple meeting rooms and attractive tea point area with amphitheatre style seating.

The part 7<sup>th</sup> floor is currently fitted out with 70 open plan desks, 1 x 12 person large boardroom, 3 large meeting rooms, 1 games room and 1 small zoom/small room. The floor also benefits from a comms room, kitchen with amphitheatre seating, demised WCs, shower and locker room.

## Accommodation

Floor	Sq. Ft	Sq. M
8 <sup>th</sup>	4,157	386.2
Pt 7 <sup>th</sup>	6,413	595.8
<b>TOTAL</b>	<b>10,570</b>	<b>982.0</b>

## Terms

A new effective FRI sublease for a term until June 2025 outside the security of tenure and compensation provisions of the 1954 Act.

## Rent

8<sup>th</sup> Floor: £42.50 per sq. ft exclusive in existing condition

7<sup>th</sup> Floor: POA

## Rates

8<sup>th</sup> Floor: £18.68 per sq. ft (2020/21)

7<sup>th</sup> Floor: £20.74 per sq. ft (2020/21)

## Service Charge

Fixed at £10.50 per sq. ft subject to annual indexed uplifts

## VAT

The property is elected for VAT purposes

## EPC Rating

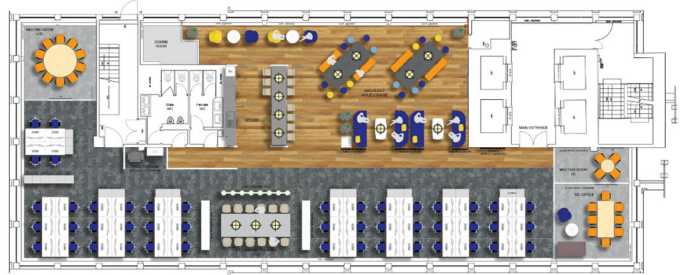
EPC Rating: D-96

## Links to Virtual Tours

[8<sup>th</sup> Floor - Click Here](#)

[7<sup>th</sup> Floor - Click Here](#)

## Indicative Space Plan



For further information or to arrange a viewing please contact:

### Jeremy Prosser

Tel: 020 7911 2865

Email: [jeremy.prosser@avisonyoung.com](mailto:jeremy.prosser@avisonyoung.com)

### Julian McFarlane-Watts

Tel: 020 7911 2387

Email: [jmw@avisonyoung.com](mailto:jmw@avisonyoung.com)

### Avison Young

65 Gresham Street, London EC2V 7NQ

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