

Gray's Inn Road  
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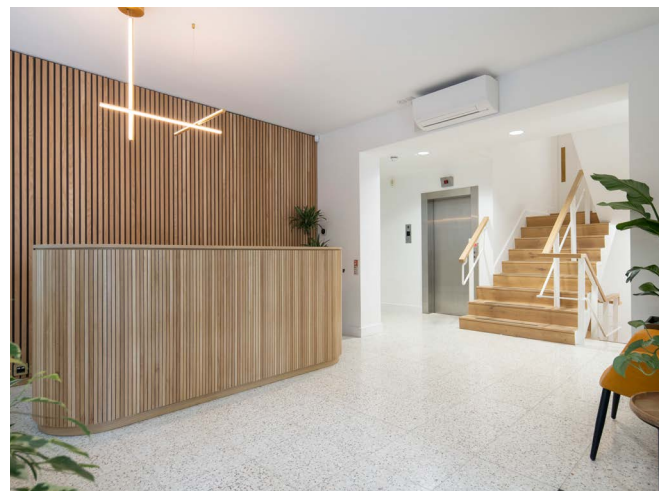


THE BUILDING


# WORK SMART.

Eighty Gray's Inn Road offers 11,627 sq ft of fully refurbished, contemporary office space – over lower ground, ground and five upper floors.

The stunning reception with its new terrazzo flooring, provides an impressive welcome with access to collaborative workspace. Floors 1 – 5 are partially fitted with kitchenettes, whilst the first and second floors also benefit from private meeting rooms and all upper floors have amazing natural light from 3 sides.



## SPECIFICATION

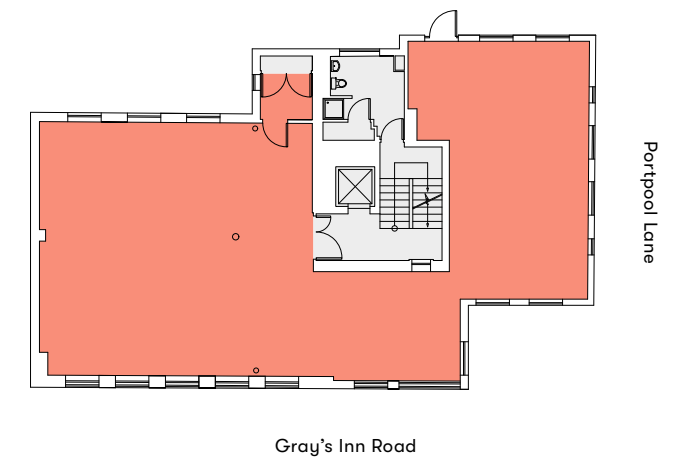
		
Fully refurbished throughout	Self-contained building opportunity	High quality shower facilities
		
Air-conditioning	Partially fitted office space	Secure bike racks
		
EPC 'B' rating	Lift access	Fibre connectivity ready

## THE SPACE

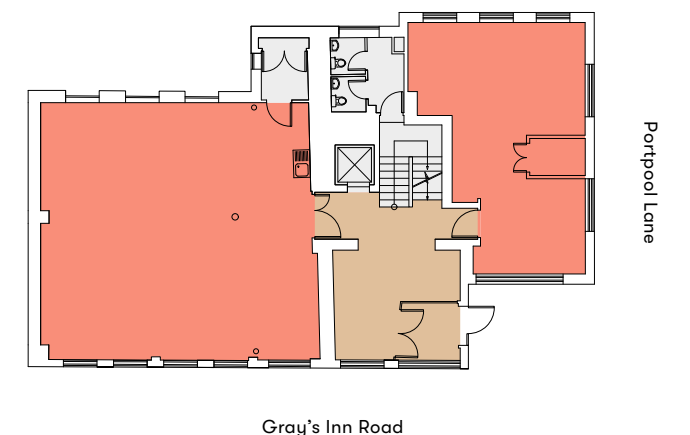
FLOOR	SQ FT	SQ M
Fifth	1,755	163.0
Fourth	1,809	168.1
Third	1,777	165.1
Second	1,770	164.4
First	1,757	163.2
Ground North	1,018	94.6
Ground South	502	46.6
Reception	196	18.2
Lower Ground	1,044	97.0
<b>Total NIA</b>	<b>11,627</b>	<b>1,080.2</b>



Typical Floors (3 – 5) 1,809 sq ft / 168.1 sq m



Ground 1,520 sq ft / 141.2 sq m





## LOCATION







# LOOK AROUND.

Just a short walk from both Chancery Lane and Farringdon stations, the building's location provides access to excellent transport links across London.

With Lamb's Conduit Street and Farringdon nearby, the area offers an outstanding amenity mix, including boutique shops, lauded cafés, bars and restaurants.



## CONNECTIVITY

<p>03 mins</p>  <p>Chancery Lane</p>	<p>06 mins</p>  <p>Holborn</p>	<p>08 mins</p>  <p>Russell Square</p>
<p>10 mins</p>  <p>Tottenham Court Rd</p>	<p>11 mins</p>  <p>Farringdon</p>	<p>14 mins</p>  <p>Covent Garden</p>



## FURTHER INFORMATION

### VIEWINGS

Strictly through the letting agents.

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**Sarah Hill**  
07936 338 774  
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### TERMS

Upon application.

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# RUBIX

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