

**NEW OFFICES TO LET
WITHIN CLOSE PROXIMITY TO KINGS CROSS AND THE “KNOWLEDGE QUARTER”**

UNDERGOING SUBSTANTIAL REFURBISHMENT

252 GRAY’S INN ROAD, LONDON WC1

OVERLOOKING ST ANDREW’S GARDENS

8,225 SQ FT (765 SQ.M)



LOCATION

This property is situated on the east side of Gray’s Inn Road less than a minutes’ walk from the new UCL Neuroscience Centre and close to the junction with Wren Street. Kings Cross mainline station is within a few minutes’ walk.

For more information visit eddisons.com
T: 020 3205 0200

DESCRIPTION

This entire building is undergoing substantial refurbishment and will be available towards the end of 2024.

At completion, the building will provide approximately 8,225 sq ft (765 sq.m).

The following approximate floor areas:-

Fourth Floor	-	1,720 sq ft (150 sq.m)
Third Floor	-	1,720 sq ft (160 sq.m)
Second Floor	-	1,675 sq ft (156 sq.m)
First Floor	-	1,675 sq ft (156 sq.m)
Ground Floor	-	<u>1,435 sq ft (133 sq.m)</u>
		8,225 sq ft (765 sq.m)

VIEWING

By appointment through landlord's sole retained agents:

Eddisons

Richard Spencer

07778 521 230

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Eddisons

Subject to contract and exclusive of VAT if applicable

Important - Eddisons give notice that: 1: The particulars are set out as a general outline for guidance of intending purchasers/tenants and do not constitute, nor constitute part of, an offer or contract. 2: All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3: No person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property. • Regulated by RICS

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