

CARTER & REEVES

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298, 298 Grays Inn Road, London, WC1N 3JP

This self contained unit currently benefit from B1 Office Use, however the Landlord will consider other Uses subject to the necessary consents having been obtained.

Location

The unit is located along the Gray's Inn Road between the junctions of St Chad's Place and Britannia Street less than 5 minutes walk from King's Cross, St Pancras International & King's Cross St Pancras International Station stations. The stations have recently undergone massive redevelopment with 1000's of sq ft of office space now been occupied and 1000's of new homes created. Near by occupiers include ucl Ear Institute, Google, Central Saint Martins, Francis Crick Institute to name a few. Needless to say this is a very busy area on the edge of the City Center.

Description

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£15,500 Per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT NOTICE
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.