



123 Gray's Inn Road, London, WC1X 8TU



TO LET

Education / Healthcare / Office

2,002 to 18,351 sq ft / 186 to 1,704.9 sq m

£30 per sq ft

Well located self-contained midtown building, suitable for a range of uses including office, medical and education (STP)



- Prime Central London location with excellent transport links
- Full self-contained building fronting Grays Inn Road
- Class E (office/medical/retail/leisure) with scope for F1 (training and education)
- Passenger lift servicing the upper floors
- Various meeting rooms within the building
- Dedicated ground floor reception
- DDA compliant
- Bike stores with shower facilities

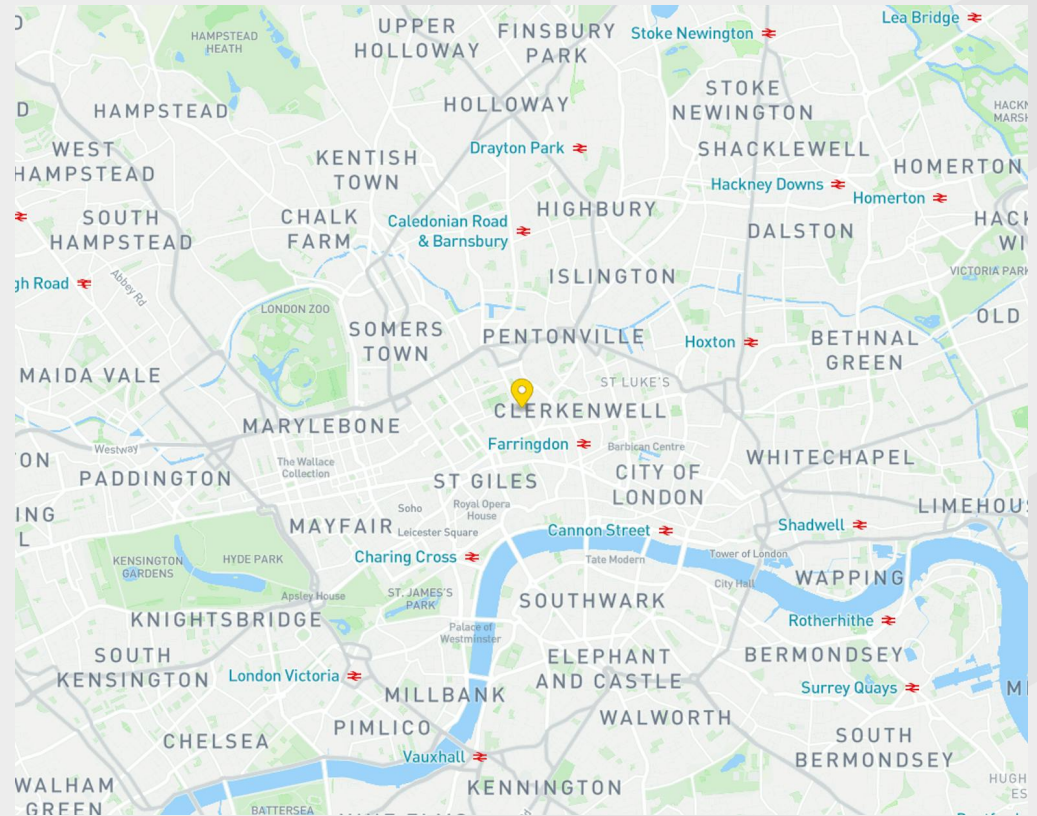


Description

Arranged over lower ground to 5th floor, this fully self-contained 7-storey building offers prominent frontage onto Gray's Inn Road and Brownlow Mews with the main step-free access provided from Grays Inn Road. The building benefits from two stair cores to the rear of the property, both of which provide separate direct access onto Brownlow Mews. An elevator serves all floors from the main core. The building would look to suit any uses within Class E (office, medical, retail and leisure) as well as scope to reinstate Class F1 (education/training).

Location

Gray's Inn Road is a renowned address and the building is located on the western side of the main road, which runs north to south through the heart of Bloomsbury, connecting King's Cross in the north to High Holborn in the South. Farringdon Station (The Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan lines) is a 15 minute walk away.



Accommodation / Availability

Floor/Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
5th	2,002	185.99	£30 /sq ft	£14.28	On Application	Available
4th	2,594	240.99	£30 /sq ft	£14.28	On Application	Available
3rd	2,594	240.99	£30 /sq ft	£14.28	On Application	Available
2nd	2,594	240.99	£30 /sq ft	£14.28	On Application	Available
1st	2,949	273.97	£30 /sq ft	£14.28	On Application	Available
Ground	2,960	274.99	£30 /sq ft	£14.28	On Application	Available
Lower Ground	2,658	246.94	£30 /sq ft	£14.28	On Application	Available
Total	18,351	1,704.86		£14.28		

Tenure

New Lease

EPC

E

VAT

Applicable

Configuration

Not Fitted

Contacts

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Further Information

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