







6TH FLOOR, 237 GRAY'S INN ROAD, WC1X 8HB

OFFICE TO LET 9,800 SQ FT

HIGHLIGHTS:

- Plug & Play
- Boardrooms, Meeting Rooms, Offices & Phone Booths
- High Specification Kitchen & Breakout Area
- Office Reception Entrance
- Private Showers & Lockers
- Car Parking
- Access to Private Garden
- Secure Bike Storage
- Additional Communal Shower Facilities
- No Dilapidation Liability

WE ARE OFFICES



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LOCATION:



The office is perfectly located between Kings Cross and Holborn, providing occupiers with easy access to London transport and national travel. Leather Lane food market is a short walk from the building, a perfect lunchtime spot.

Chancery Lane, Russell Square, Kings Cross and Farringdon Station are all within a short walk of the building.

DESCRIPTION:



This office offers a high specification, fully furnished space which comes with workstations, boardrooms, meeting rooms, phone booths, private shower facilities and a large kitchen and breakout area with projector and screen for large company meetings.

The building has a manned reception entrance, private garden, shower facilities, bike storage and car parking.

Kingsway College. SAINT PANCRAS Foundling Museum sbury Lanes 236 Grays Inn Rd London WC1X 8HB Charles Dickens Museum The Piano Works ssell Square Farringdon well Rd BURY FARRINGE Farringdon * Smithfield Ma ish Museum Goldman Sachs HOLBORN Holborn O International Sir John Soane's Mus

westminster

TERMS:



Available by way if an assignment or flexible sublease until June 2025

EPC:



An EPC is available on request

VIRTUAL TOUR:



Click here to view virtual tour

FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
6th	9,800	£27.50	£10.85	£18.19	£554,092	£46,174

VIEWINGS

Strictly through appointment by sole agents:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Phil Snowden

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Tel: 07765 722626 or 020 3595 3121

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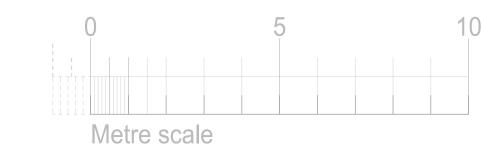






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GOUGH STREET





HEAD OFFICE

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WEST END

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