



Cost effective part fitted office space.

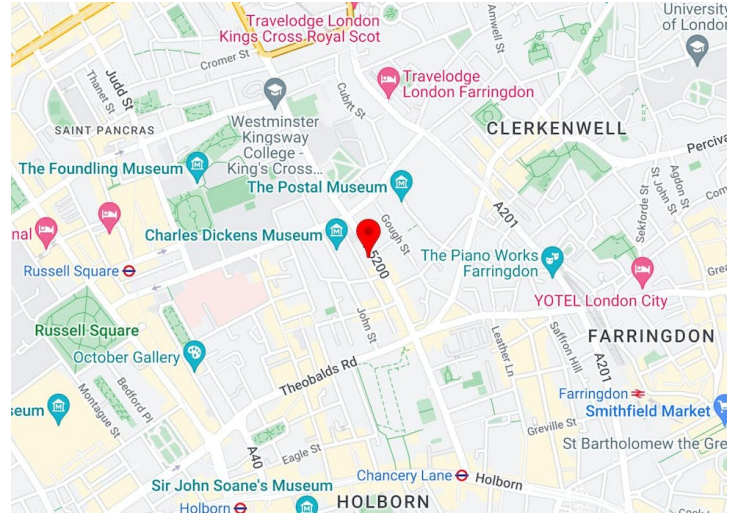
The part floor can be split into sub-units.

- Manned Reception
- Full end-of-trip facilities
- Access to communal garden
- 4x Passenger lifts
- Onsite Car Parking
- Demised WCs

# 222-236 Gray's Inn Road

London, WC1X 8HB

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	8,800 to 20,900 sq ft / 817.55 to 1,941.67 sq m
<b>Rent</b>	£29.50 per sq ft
<b>Rates Payable</b>	£21.13 per sq ft
<b>Service Charge</b>	£13.27 per sq ft
<b>EPC</b>	Upon enquiry

## Property Highlights

A landmark building home to a variety of occupiers. The South part is fitted but not furnished. The building itself has a large private garden, dual manned receptions, car parking and end of trip facilities.

## Location

The property is conveniently located within close proximity to Chancery Lane (Central Line), Farringdon (Circle, District, Hammersmith & City, Metropolitan and Elizabeth Lines) Kings Cross (Thameslink, Eurostar, Piccadilly, Circle, Metropolitan, Hammersmith and City and Elizabeth Line) stations.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
2nd - North	7,762	Let
2nd - South	8,800	Available
2nd - South 2.0	12,100	Available
<b>Total</b>	<b>28,662</b>	

## Specification

Fitted with meeting rooms, breakout areas and kitchen  
Car parking  
Access to communal garden  
Front of house manned reception  
Bike parking  
24 hour access and security



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## Amenities & Specifications

– Build Status: 2nd Hand - Existing