



Cost effective part fitted office space.

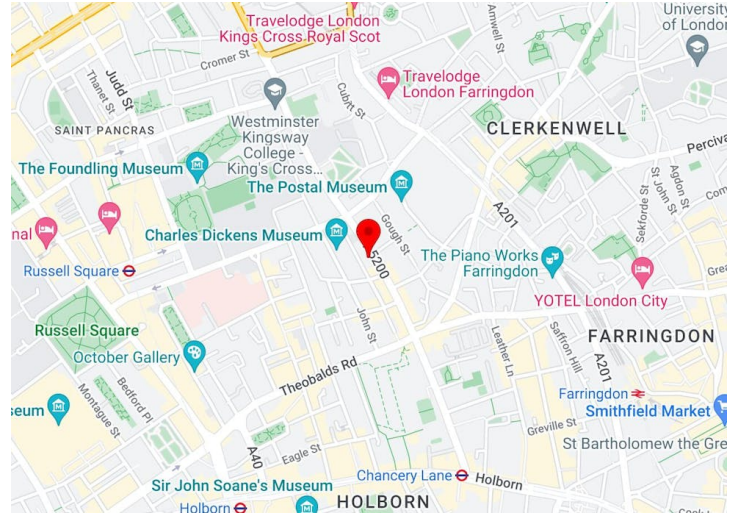
The part floor can be split into sub-units.

- 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

Available Size	8,800 to 20,900 sq ft / 817.55 to 1,941.67 sq m
Rent	£29.50 per sq ft
Rates Payable	£21.13 per sq ft
Service Charge	£13.27 per sq ft
EPC	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
Total	28,662	

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