



Cost effective part fitted office space.

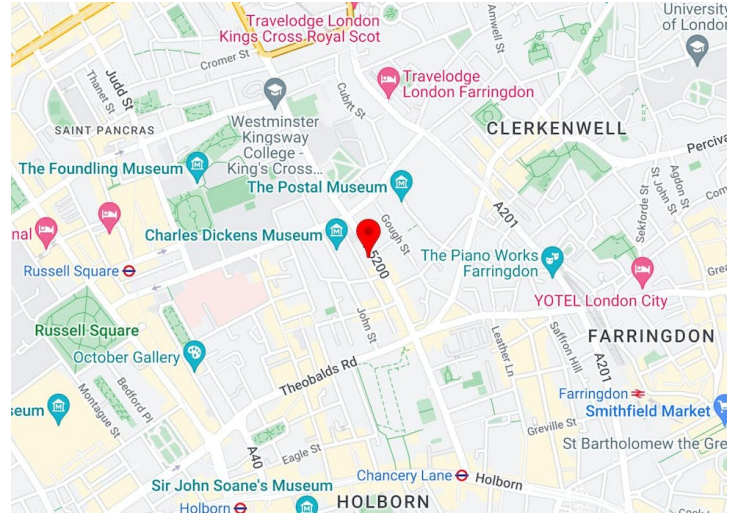
The part floor can be split into sub-units.

- 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



### James Walker

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## Amenities & Specifications

– Build Status: 2nd Hand - Existing