



Office To Let

## 222-236 Gray's Inn Road

London, WC1X 8HB

Cost effective part fitted office space. The part floor can be split into sub-units.

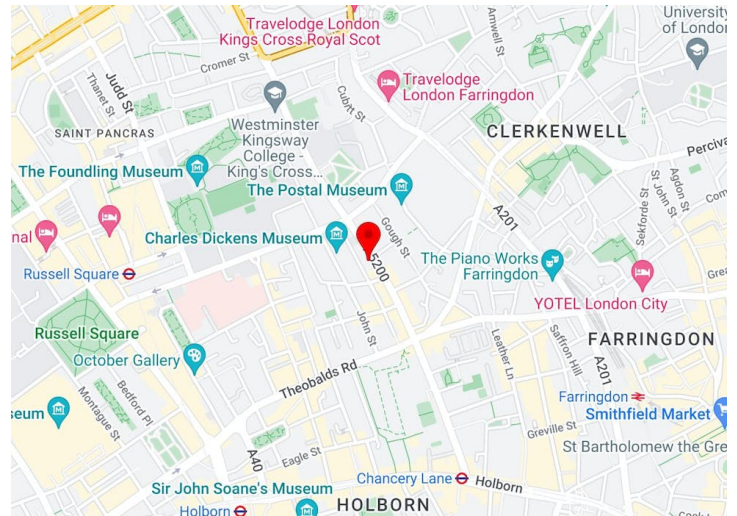
8,800 to 20,900 sq ft (817.55 to 1,941.67 sq m)

**AVISON  
YOUNG**

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## Summary

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

## Description

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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### Jamie Major

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