

Compton

Farringdon

80-86 Gray's Inn Road
WC1X 8NH

Brand newly refurbished self-contained office building to lease, moments from Chancery Lane and Farringdon Stations.

For Rent

1,044 to 6,346 ft²

020 7101 2020
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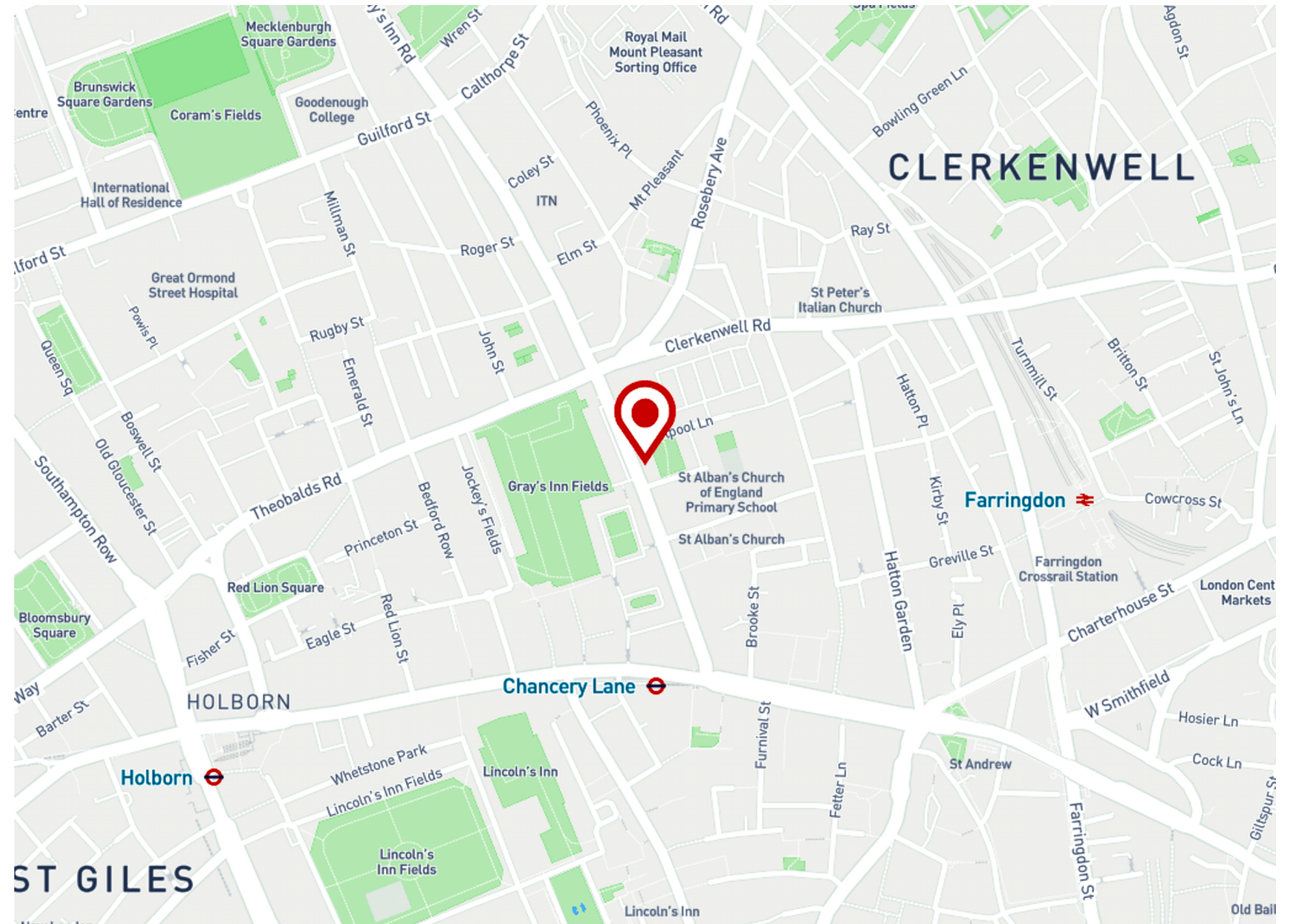
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Location

The immediate surroundings make this location highly sought after, with Leather Lane Food market and High Holborn, both offering a large selection of bars, restaurants & retail within close proximity.

Both Chancery Lane and Farringdon Underground Stations are a short walk from the building making it a fantastic location for office occupiers. In addition, Holborn Station and the introduction of the new Elizabeth Crossrail line provide further transport links.

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Amenities

- Fully refurbished throughout
- Self-contained building
- Partial fit-out to include meeting rooms and kitchenettes
- Perimeter trunking
- Shower facilities
- Bike racks
- New light fittings
- Lift access

Description

80-86 Gray's Inn Road is a self-contained building which would be a perfect office HQ. The building is spread over Lower Ground to 5th floors with an interconnecting stairwell and lift access between the floors.

The building has been newly refurbished throughout to include new wooden flooring throughout, refurbished w/c and shower facilities, as well as kitchenette and meeting rooms on most floors. The floors benefit from high ceilings and fantastic natural light.

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Content

Watch the film



View on Website



Terms

New lease direct from the Landlord.

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service Charge	Total month	Total year	Availability
5th	1,755	£62.50 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£13,966.88	£167,602.50	Available
4th	1,809	£60 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£14,019.75	£168,237	Let
3rd	1,777	£57.50 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£13,401.54	£160,818.50	Available
2nd	1,770	£59.50 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£13,643.75	£163,725	Available
1st	1,757	£59.50 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£13,543.54	£162,522.50	Let
Ground	1,520	£52.50 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£10,830	£129,960	Let
Lower Ground	1,044	£45 per sq ft Guiding	£23 /sq ft	£10 /sq ft	£6,786	£81,432	Available

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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