

# Compton

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## Farringdon

80-86 Gray's Inn Road  
WC1X 8NH

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Brand newly refurbished and fully-fitted office floors to lease, moments from Farringdon and Chancery Lane Stations.

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## For Rent

1,044 to 6,346 ft<sup>2</sup>

020 7101 2020  
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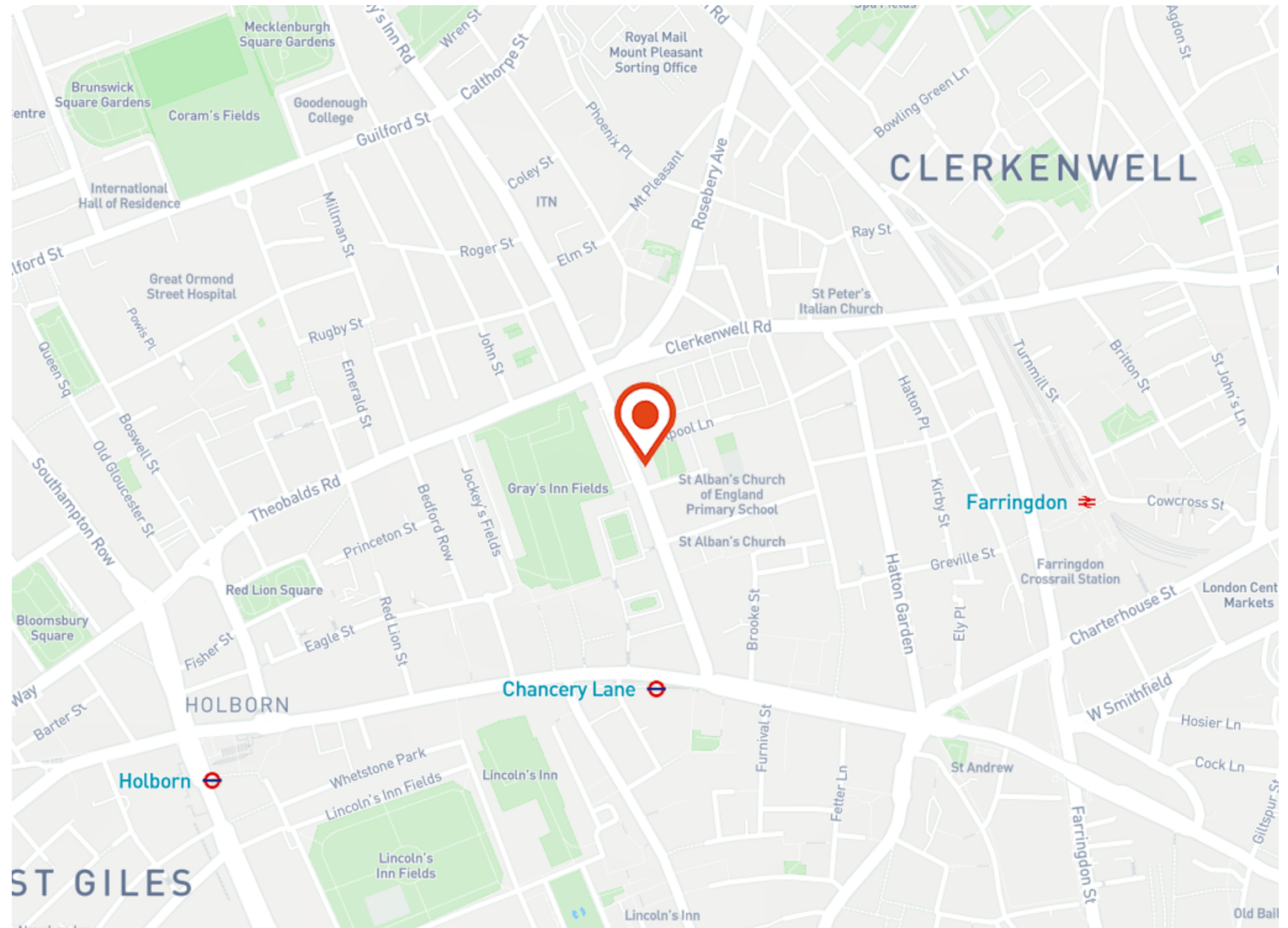
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## Location

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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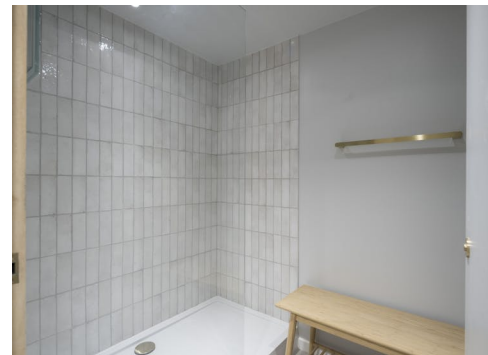
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## Amenities

- The building has been fully refurbished throughout
- The 2nd floor has been fully-fitted to include 2 meeting rooms, 16 desks (with room for c.24 ), a kitchen/ break out area and further printer room
- Other floors are fitted with a kitchenette and can be fully fitted subject to terms
- Perimeter trunking with fibre cabling in situ
- Shower and locker facilities
- Secure bike storage
- Lift access
- Walking distance to Farringdon and Chancery Lane Stations as well as Leather Lane Food Market

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## Description

80-86 Gray's Inn Road is a self-contained building configured over Lower Ground to 5th floors with lift access between the floors.

The building has been newly refurbished throughout to include new wooden flooring and new communal w/c, shower and locker facilities. The floors benefit from high ceilings and fantastic natural light.

The 2nd floor has been fully-fitted to include 2 meeting rooms, 16 desks (with room to increase to c.24 desks), a kitchen/ break out area and further printer room. This fit-out can also be adopted to the other floors subject to terms.

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## Content

Watch the film



View on Website



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## Terms

New lease direct from the Landlord. Available on flexible lease terms.



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## Floor Areas & Outgoings

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The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
5th - (Part Fitted)	1,755	£55 /sq ft Quoting	£23 /sq ft	£10 /sq ft	£12,870	£154,440	Available
3rd - (Part Fitted)	1,777	£52 /sq ft Quoting	£23 /sq ft	£10 /sq ft	£12,587.08	£151,045	Available
2nd - (Fully Fitted)	1,770	£53 /sq ft Quoting	£23 /sq ft	£10 /sq ft	£12,685	£152,220	Available
Lower Ground - (Part Fitted)	1,044	£35 /sq ft Quoting	£23 /sq ft	£10 /sq ft	£5,916	£70,992	Available

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## Contact Us

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

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Elliott Stern  
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