

Compton

For Rent
**80-86 Gray's Inn Road
Farringdon WC1**



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

For Rent

80-86 Gray's Inn Road
Farringdon WC1X

Size

1,018 - 2,775 Ft²

Rent

£53 - £55 per sq ft

Fitout

Fitted. 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. This fit out can be adopted on the other floors subject to terms.

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.

Compton



For Rent

80-86 Gray's Inn Road
Farringdon WC1X

Size

1,018 - 2,775 Ft²

Rent

£53 - £55 per sq ft

Fitout

Fitted. 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. This fit out can be adopted on the other floors subject to terms.

Description

The 1st 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. The Ground floor is fitted with a meeting room and kitchenette, and further fit out can be provided subject to terms. This fit-out can also be adopted to the other floors subject to terms.

Compton



For Rent

80-86 Gray's Inn Road
Farringdon WC1X

Click to Play



For Rent

80-86 Gray's Inn Road
Farringdon WC1X

2.jpg

Size

1,018 - 2,775 Ft²

Rent

£53 - £55 per sq ft

Fitout

Fitted. 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. This fit out can be adopted on the other floors subject to terms.



Compton

For Rent

80-86 Gray's Inn Road
Farringdon WC1X

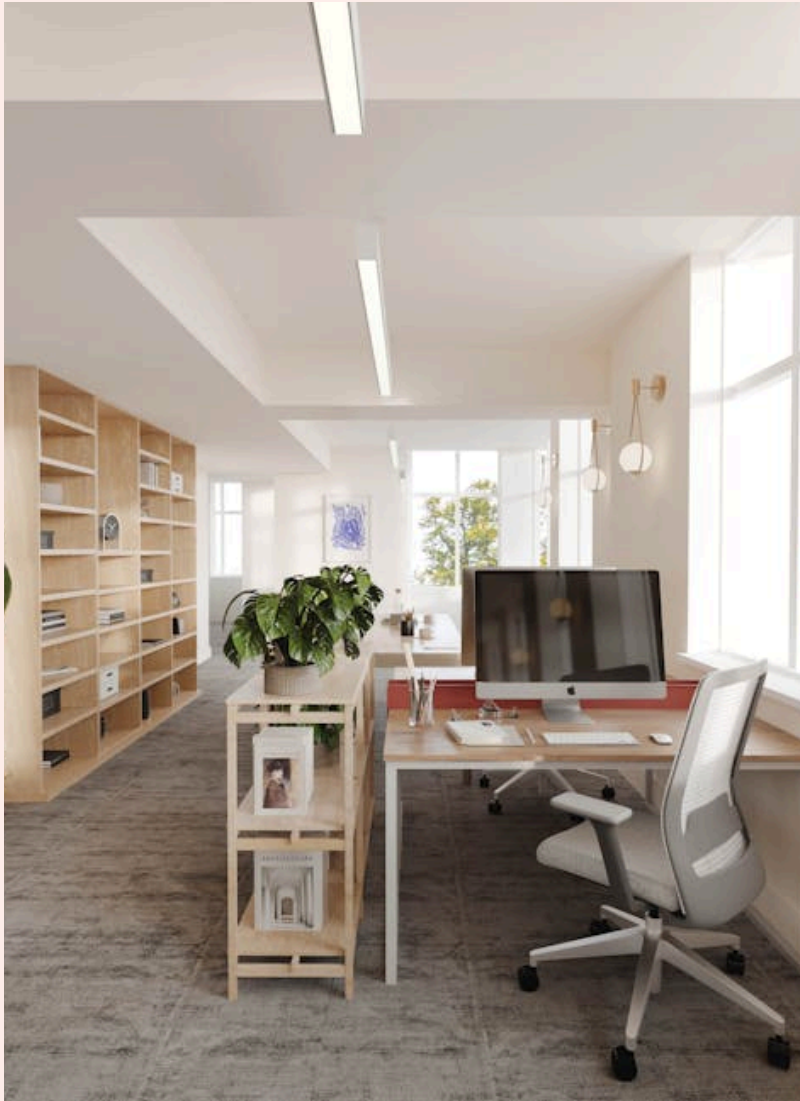
2nd Floor - Fully Fitted



For Rent

80-86 Gray's Inn Road
Farringdon WC1X

2nd Floor - Fully Fitted



3.jpg



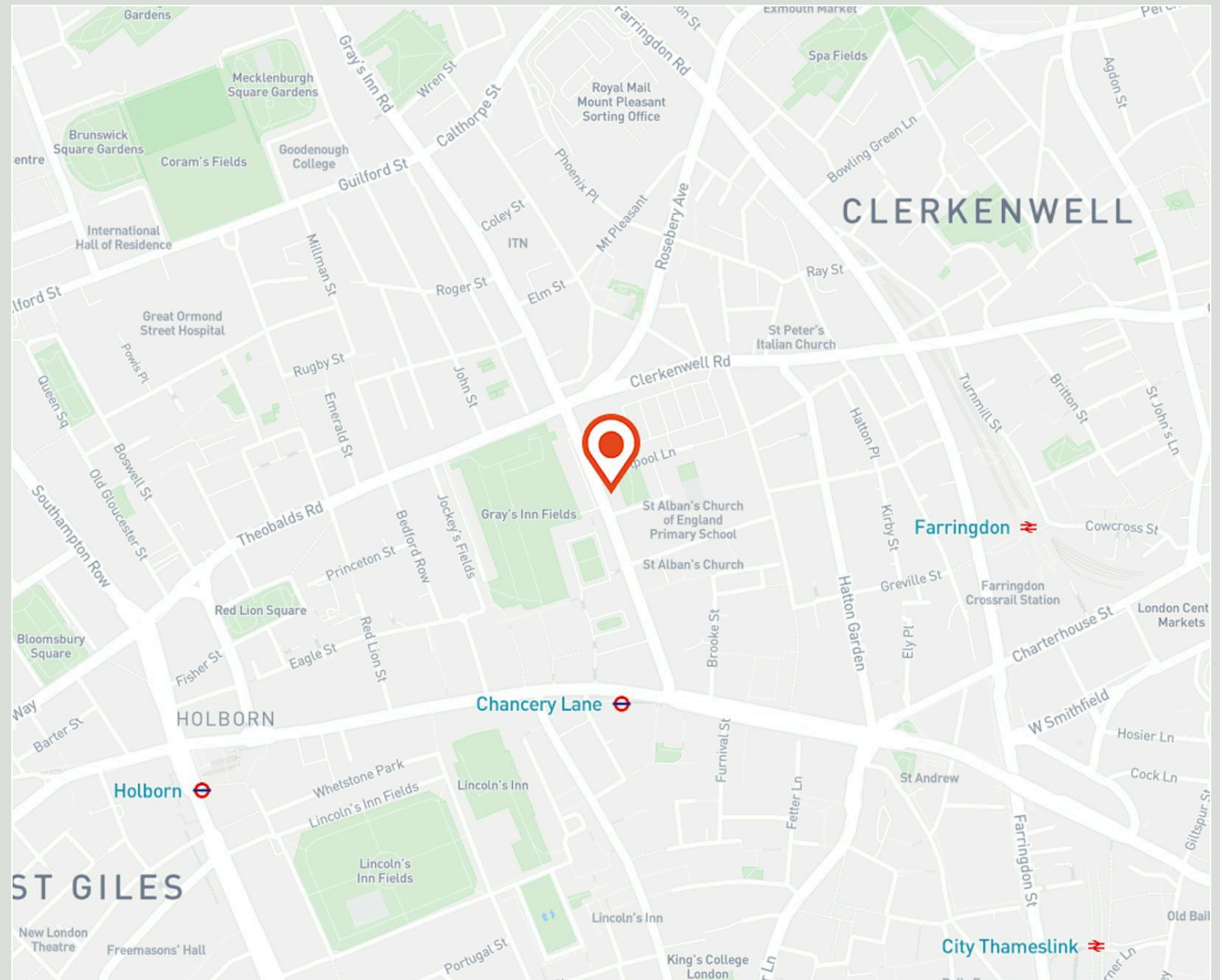
For Rent

80-86 Gray's Inn Road
Farringdon WC1X

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.



Compton

For Rent

80-86 Gray's Inn Road
Farringdon WC1X

2nd Floor - Fully Fitted



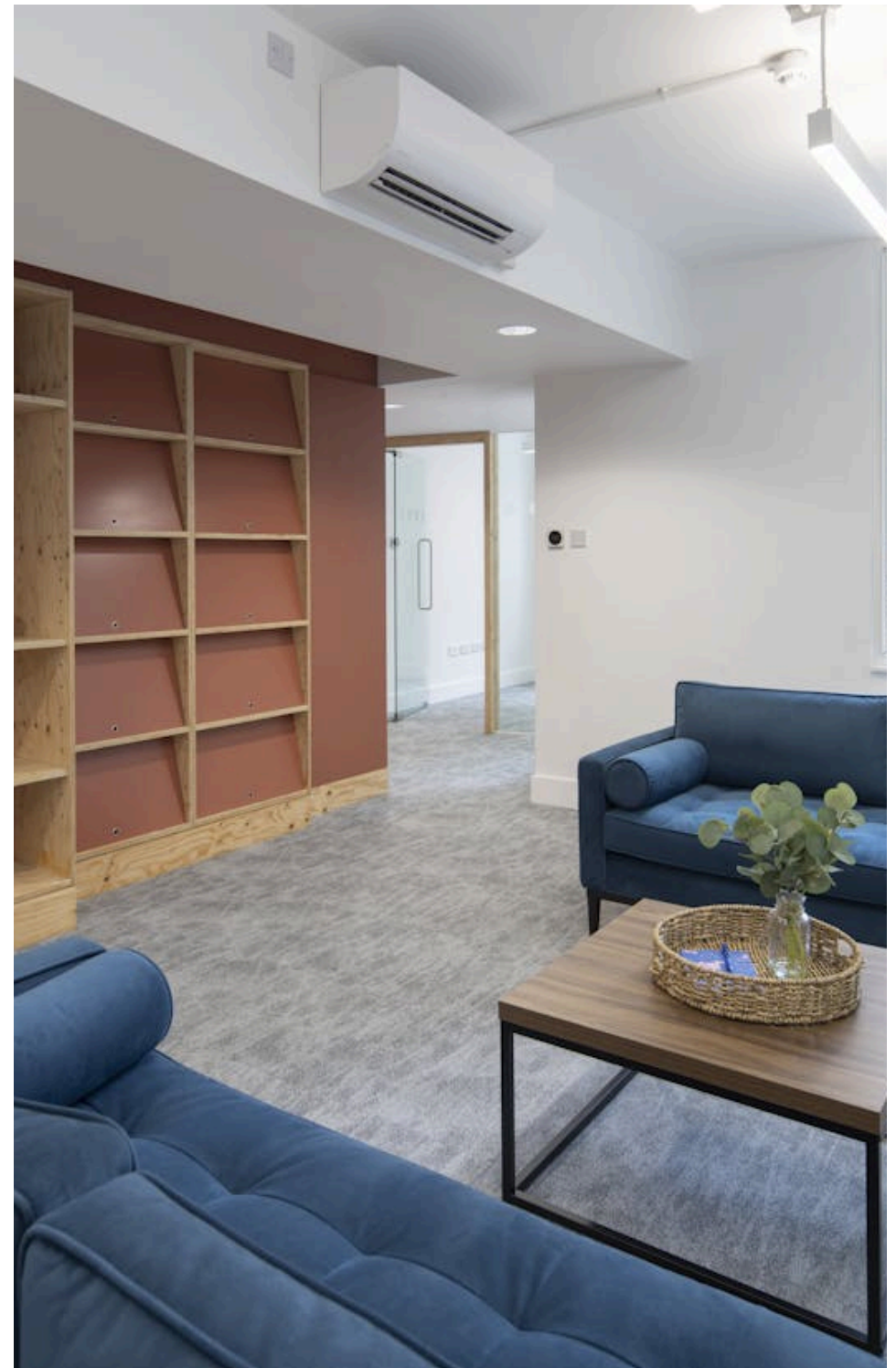
For Rent

80-86 Gray's Inn Road
Farringdon WC1X

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

Compton



For Rent

80-86 Gray's Inn Road
Farringdon WC1X

Reception



External

For Rent

80-86 Gray's Inn Road
Farringdon WC1X

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
1st	1,757	£55	£24.55	£12	£13,404.45	£160,853.35	Available
Ground	1,018	£53	£24.88	£12	£7,624.82	£91,497.84	Available
Lower Ground - Communal Meeting Space	1,044	-	n/a	n/a	-	-	Coming Soon

For Rent

80-86 Gray's Inn Road
Farringdon WC1X

Terms

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

Content

Watch the Film
(click button)



Tenure

New Lease

Availability

Available Immediately. Available
now

Legal Costs

Each party to bear their own costs

VAT

Applicable

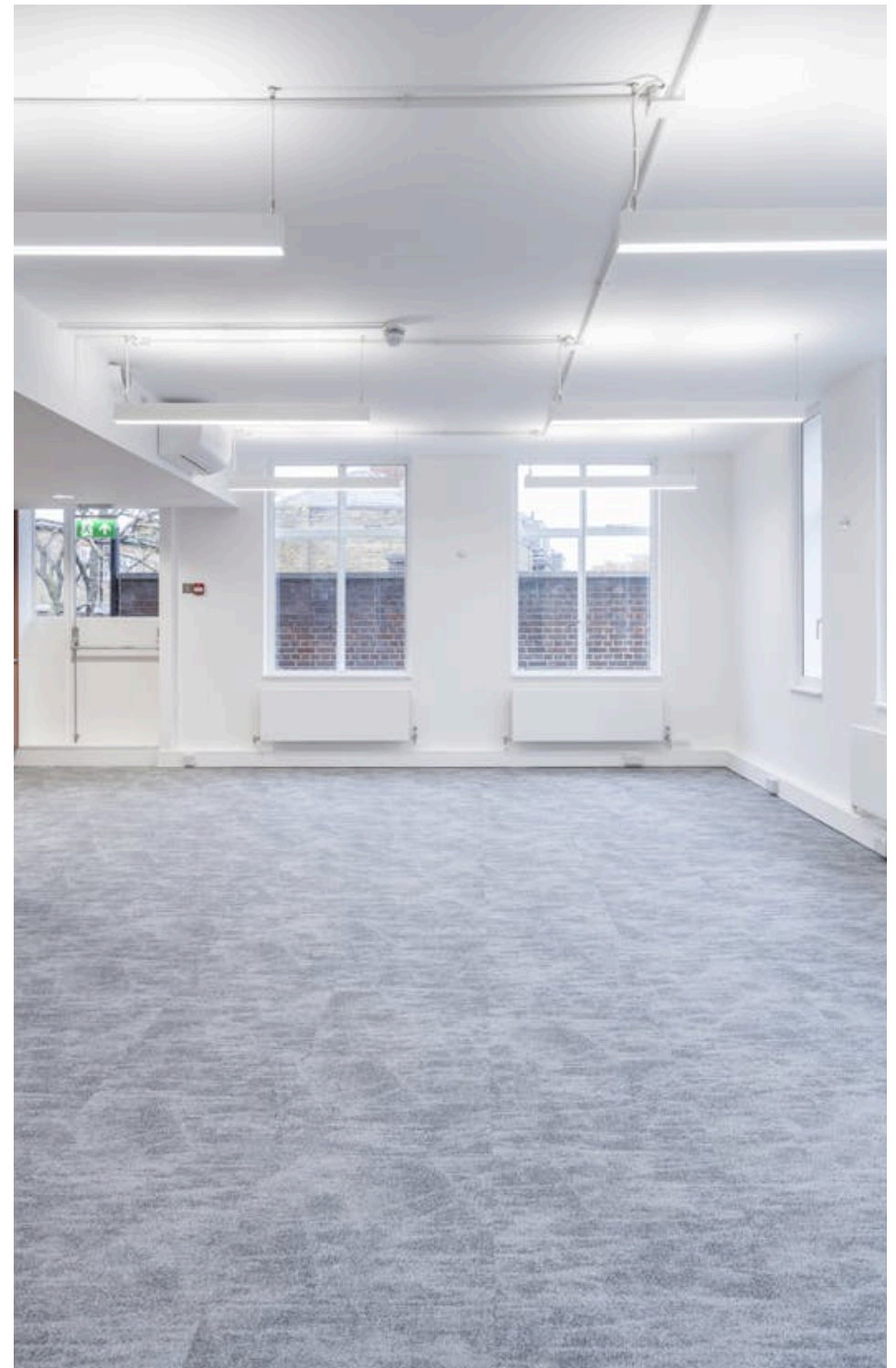
Compton Concierge

Want your workspace *managed*?

Find out more

compton.london/concierge

Compton



Contact Us

compton.london

020 7101 2020

enquiries@compton.london

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



Sarah Hill

sh@compton.london

0207 101 2020 | 07936 338 774



Elliott Stern

es@compton.london

0207 101 2020 | 07834 918700



Dylan Kessel

dk@compton.london

0207 101 2020 | 07734374594