

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.

80-86 Gray's Inn Road  
Farringdon WC1X

**Size**

1,018 - 2,775 Ft<sup>2</sup>

**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.



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**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.



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*Click to Play*



**For Rent**

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2.jpg

**Size**

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**Rent**

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**Fitout**

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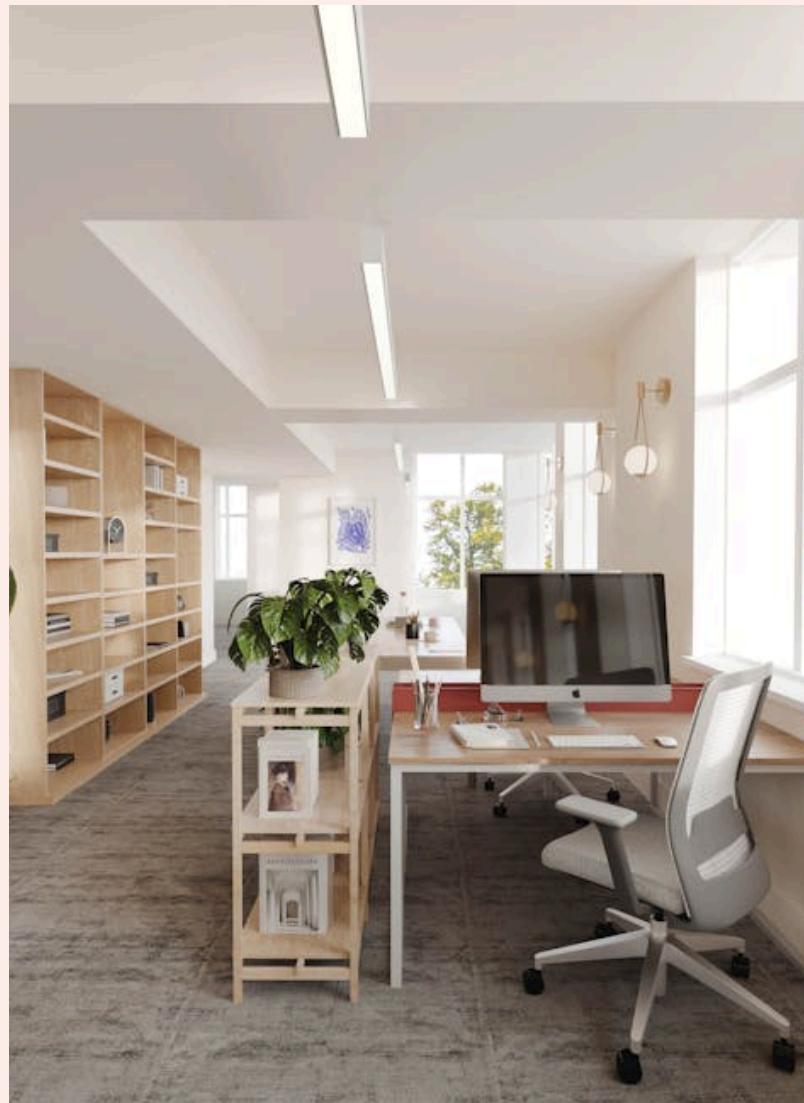
2nd Floor - Fully Fitted



For Rent

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Farringdon WC1X

*2nd Floor - Fully Fitted*

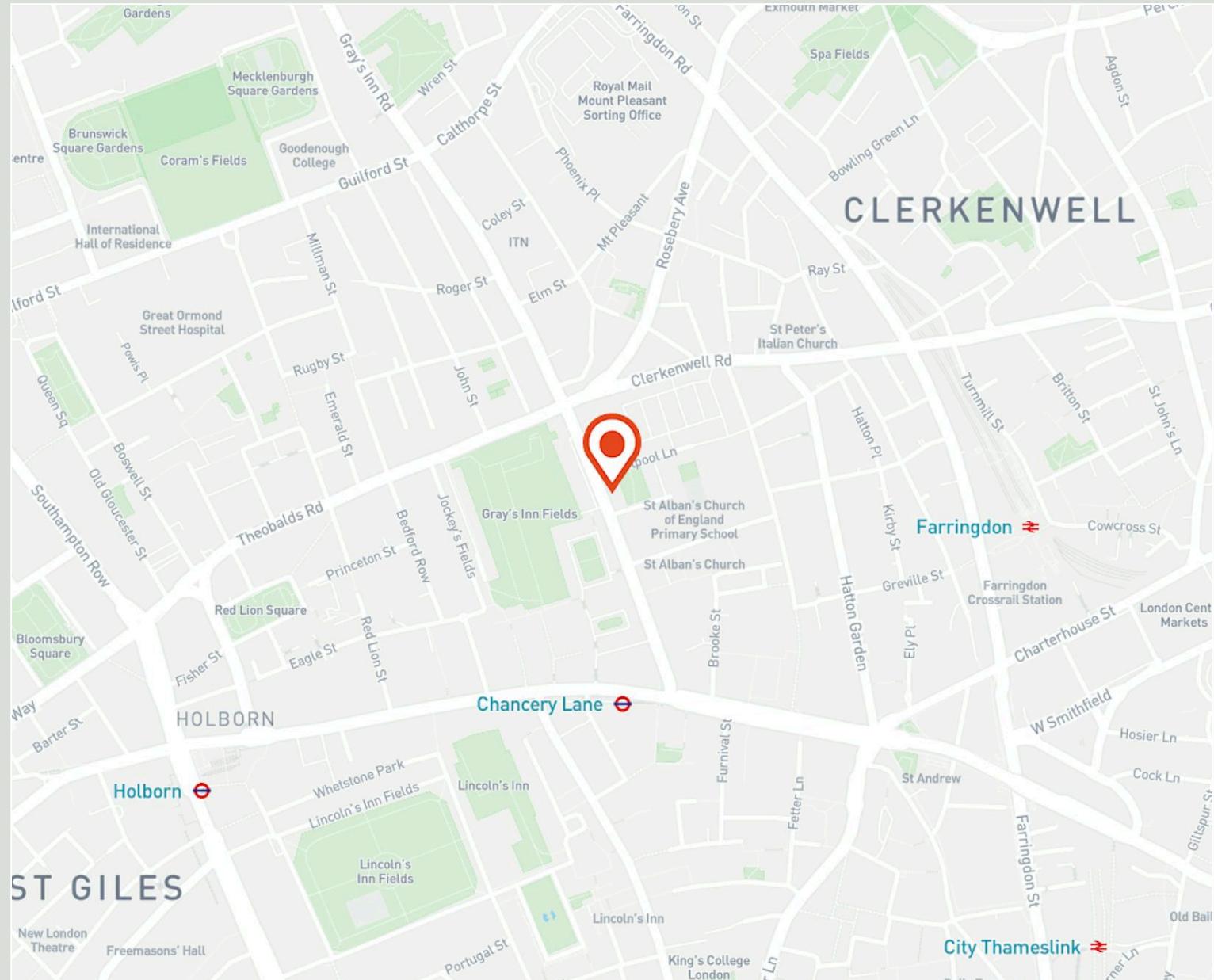


3.jpg



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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2nd Floor - Fully Fitted



## 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



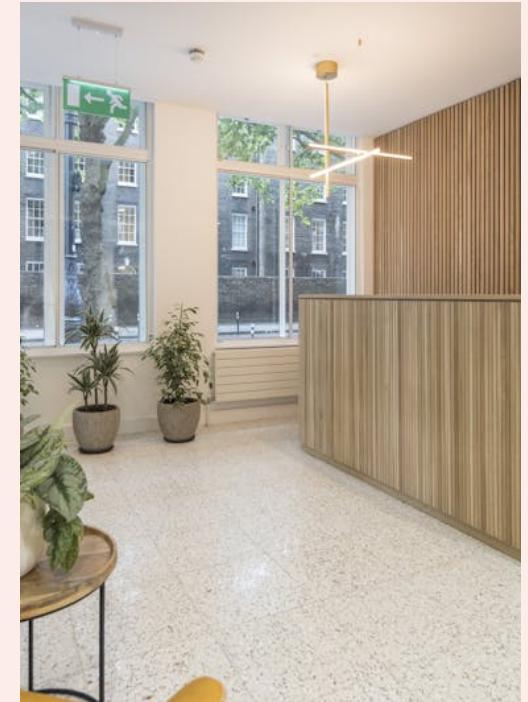
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*External*

*Reception*



12 — 15

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

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#### 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

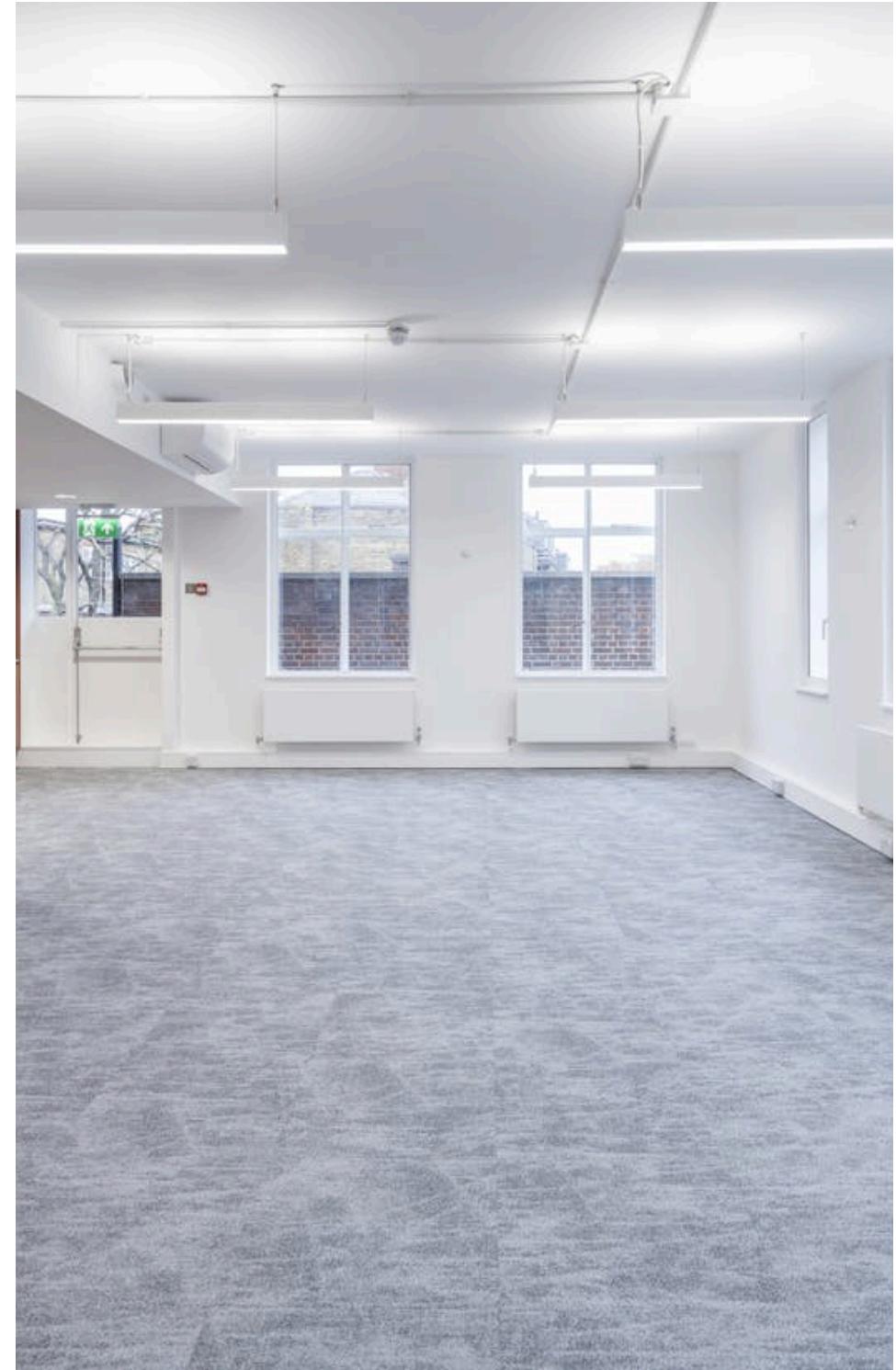
#### Compton Concierge

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Compton



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