

Compton

London

123 Gray's Inn Road
WC1X 8TU

Prime Midtown Development
Opportunity Perfectly Suited to
Owner Occupiers Investors and
Developers Alike

For Sale

18,351 ft²

020 7101 2020
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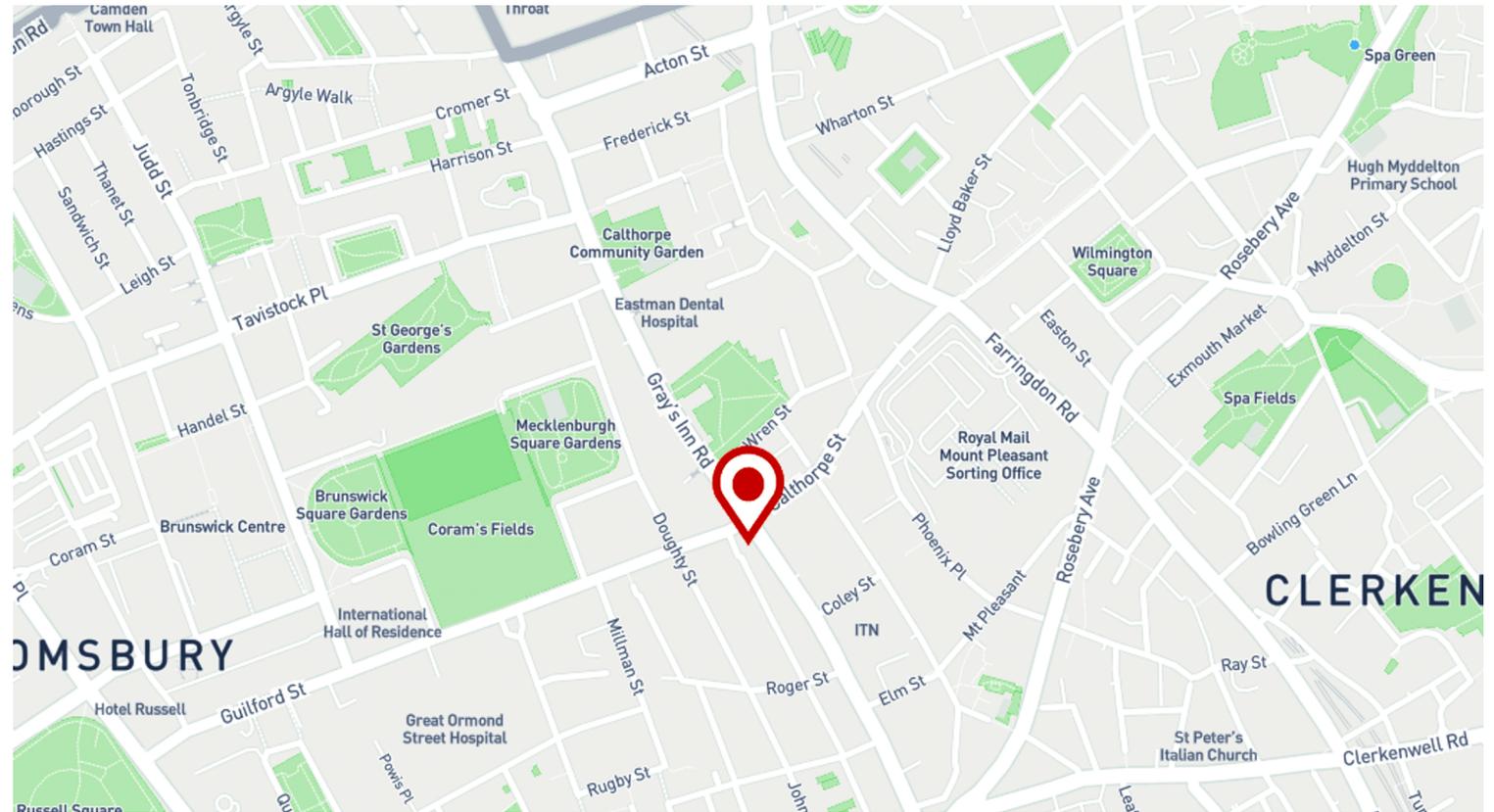
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Location

Gray's Inn Road is a renowned address with a deep association with the legal profession, being home to The Honourable Society of Gray's Inn, one of the four Inns of Court in London. The property is located on the western side of Grays Inn Road, which runs north to south through the heart of Bloomsbury, connecting King's Cross in the north to High Holborn in the South.

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Amenities

- Prime Central London Freehold office building
- Positioned in a prime Midtown location, with three underground stations less than 0.5 miles away (Russell Square, Chancery Lane and Holborn) and approximately 250 metres from King's Cross and St Pancras International stations
- Existing building comprises 1,705 sq m (18,351 sq ft) GIA of D1 accommodation arranged over basement, ground and five upper floors. The use class of the building will revert to E upon expiry of the existing occupier's lease
- The entire building is currently let to University College London until 28th March 2024, subject to a rolling tenant break option on 2 month's prior notice
- Current rent passing of £471,000 per annum
- The existing building's size and location is well suited to a combination of owner occupiers, investors and developers alike
- Potential change of use subject to obtaining all necessary planning consents

Description

The Property comprises a brick clad, concrete framed building arranged over lower ground, ground and five upper floors. The entire property is currently used as a dental practice and dental school (F1 use).

The property is situated between Grays Inn Road and Brownlow Mews with the main access provided from Grays Inn Road. The building benefits from two stair cores to the rear of the property, both of which provide separate direct access onto Brownlow Mews. An elevator serves all floors from the main core.

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Total /sq ft	Total month	Total year	Availability
5th	2,002	£25.67	£4,282.61	£51,391.34	Let
4th	2,594	£25.67	£5,549	£66,587.98	Let
3rd	2,594	£25.67	£5,549	£66,587.98	Let
2nd	2,594	£25.67	£5,549	£66,587.98	Let
1st	2,949	£25.67	£6,308.40	£75,700.83	Let
Ground	2,960	£25.67	£6,331.93	£75,983.20	Let
Lower Ground	2,658	£25.67	£5,685.91	£68,230.86	Let
Total	18,351	£25.67	£39,255.85	£471,070.17	

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Contact Us

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

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