

Compton

London

294 Gray's Inn Road
WC1X 8DX

A self contained Ground & Lower
Ground floor office on Grays Inn
Road. Potential for change of use
STPP.

For Sale

1,526 ft²

020 7101 2020
compton.london



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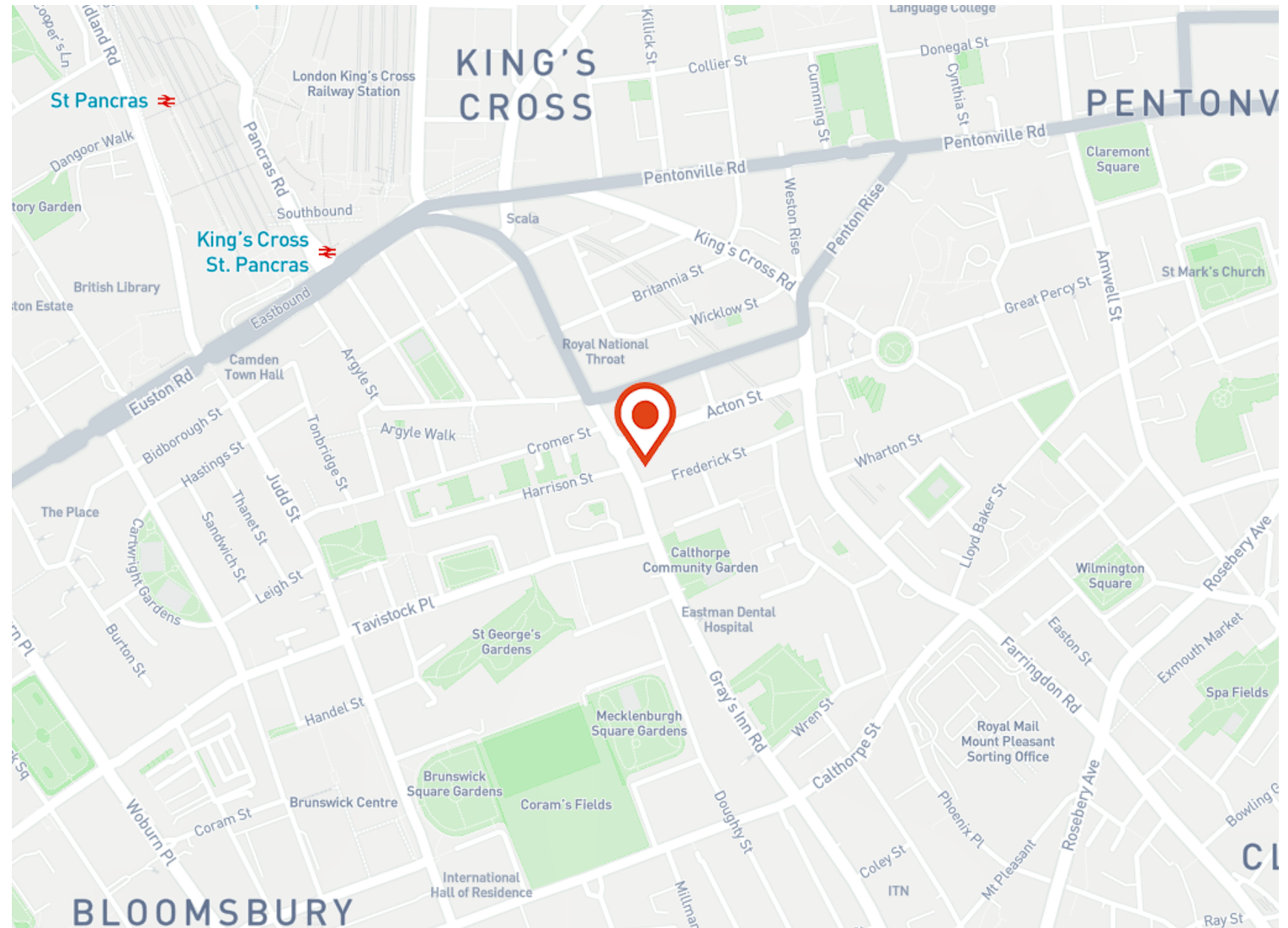
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Location

The property is located on the eastern side of Gray's Inn Road, a major thoroughfare linking Midtown in the south to Kings Cross in the north.

The property is excellently situated less than 500m south of Kings Cross St. Pancras station providing unrivalled transport connectivity links via London Underground (Circle, Metropolitan, Hammersmith & City, Northern, Piccadilly and Victoria lines), National Rail (Grand Central, Great Northern, Thameslink and others) as well as St. Pancras links on East Midlands Trains and Eurostar.

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Amenities

- Self Contained Corner Unit
- Kings Cross Station is within 0.3 miles
- Long Leasehold - 999 years from March 2012
- Excellent Street Frontage
- Short term income in place until December 2024
- Potential for change of Use STPP

Description

The property spans 1,526 sq ft and is arranged over Ground & Lower Ground floors and fronts onto Grays Inn Road.

The ground floor is primarily open-plan and comprises a reception area, a large open office area, and a meeting room with floor-to-ceiling glazing.

The lower ground floor is split into three separate meeting rooms, two W.C's, a kitchen and a large storage area.

We are seeking offers in excess of £750,000 subject to contract and exclusive of VAT. This reflects an attractive capital value of £491 per sq ft.

The building currently produces a blended rent equating £26.44 per sq ft.

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Content

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Availability
Ground	757	70.33	£35	Available
Lower Ground	769	71.44	£20	Available
Total	1,526	141.77	£27.50	

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Contact Us

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

Milton Karamani
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07720070466

