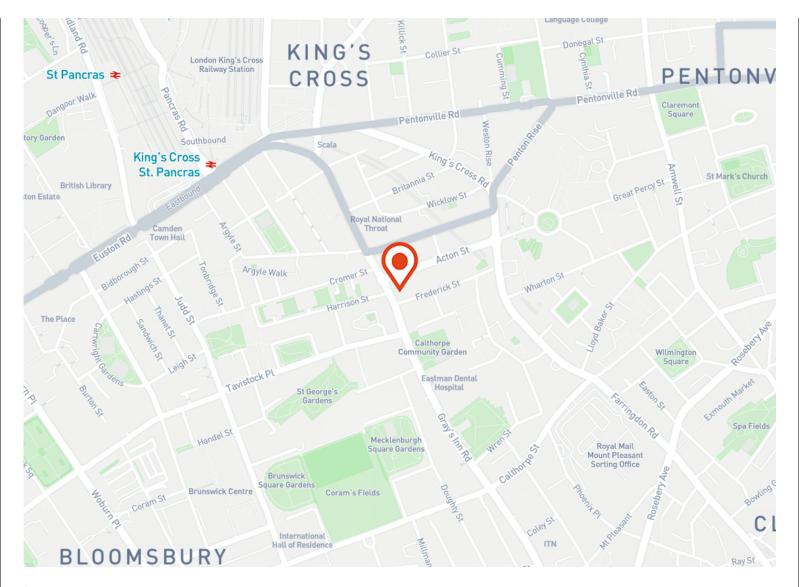
# Compton London 294 Gray's Inn Road WC1X 8DX A self contained Ground & Lower Ground floor office on Grays Inn Road. Potential for change of use STPP. **For Sale** 1,526 ft <sup>2</sup> Strain Keville 020 7101 2020 compton.london

London 294 Gray's Inn Road WCIX 8DX

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For Sale 1,526 ft<sup>2</sup>



#### Location

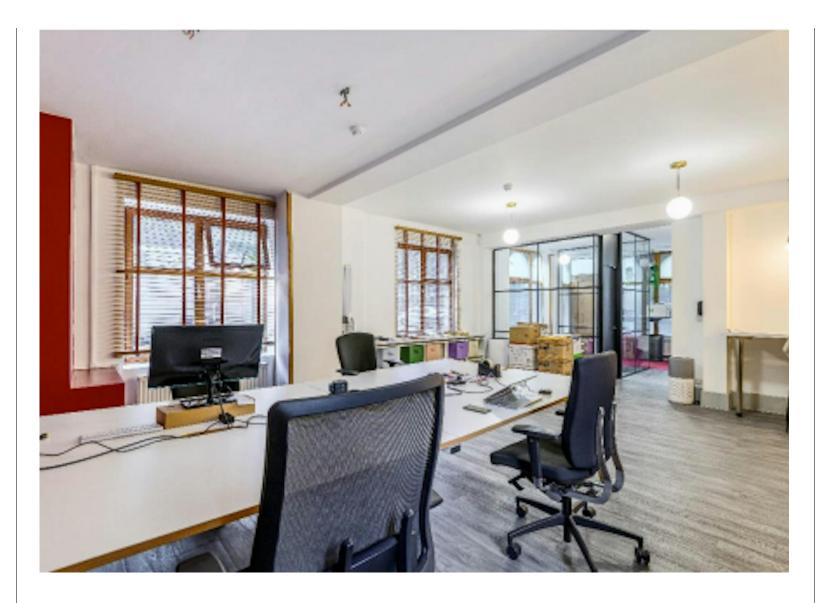
The property is located on the eastern side of Gray's Inn Road, a major thoroughfare linking Midtown in the south to Kings Cross in the north.

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

View on Website



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#### Floor Areas & Outgoings

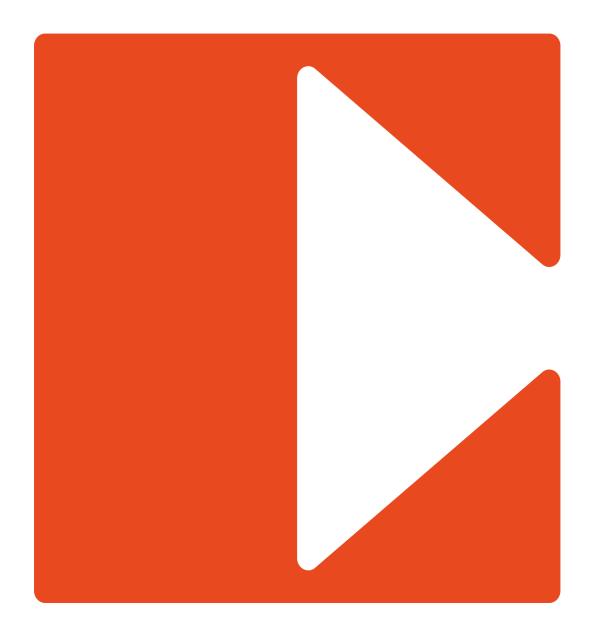
The accommodation comprises the following areas:

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		

#### Contact Us

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

Milton Karamani mk@compton.london 07720070466



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