

CLERKENWELL OFFICES TO LET

236 Gray's Inn Road
London
WC1

June 2018

Pt 6th	9,800 sq ft
7th	4,257 sq ft
8th	4,257 sq ft



Highlights

- Stunning views of St Pancras & beyond
- Private Garden
- Metal tile suspended ceiling
- LG7 lighting
- Perimeter air conditioning
- Raised floor
- Tower floors (7th & 8th)
- 4 x passenger lifts
- Commissionaire
- 24 hour access & security
- Excellent transport connectivity
- Car & bike parking



Accommodation

Floor	Sq Ft	Sq M
Part 6th	9,800	910.4
7th	4,257	395.4
8th	4,257	395.4
Total	18,314	1,701

Location

The property is within an easy walk of Chancery Lane (Central Line), Farringdon and Kings Cross (Thameslink, Eurostar, Piccadilly, Circle, Metropolitan and Hammersmith & City line) stations. The Elizabeth line at Farringdon will open in early 2019.

Description

A landmark building home to occupiers from media, IT, professional services and charity sectors. The accommodation is accessed via the 236 Gray's Inn Road reception. The floors are offered in CAT A (6th & 7th). The 8th is mainly open plan with a meeting room, kitchen and demised WCs and shower.



For further information or an appointment please contact:

Key Contacts

Jeremy Prosser

Tel: 020 7911 2865

Email: jeremy.prosser@gva.co.uk

Julian McFarlane-Watts

Tel: 020 7911 2387

Email: jmw@gva.co.uk

Term

Flexible term by arrangement up to June 2025, outside the security of tenure and compensation provisions of the 1954 Act.

Sustainability

EPC Rating: D-96

Rent

On application

Rates 2018/2019

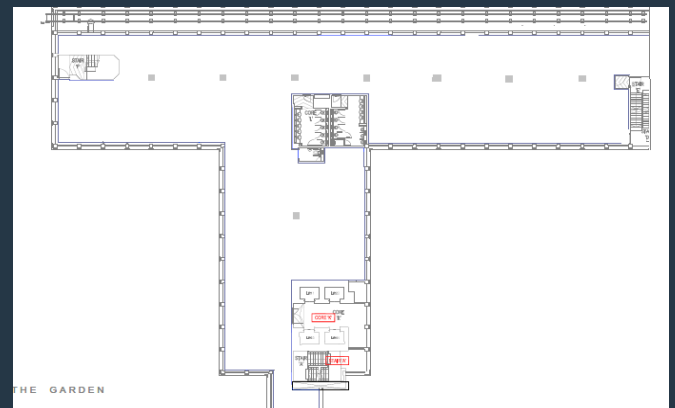
Circa £19.00 sq ft

Fixed Service Charge

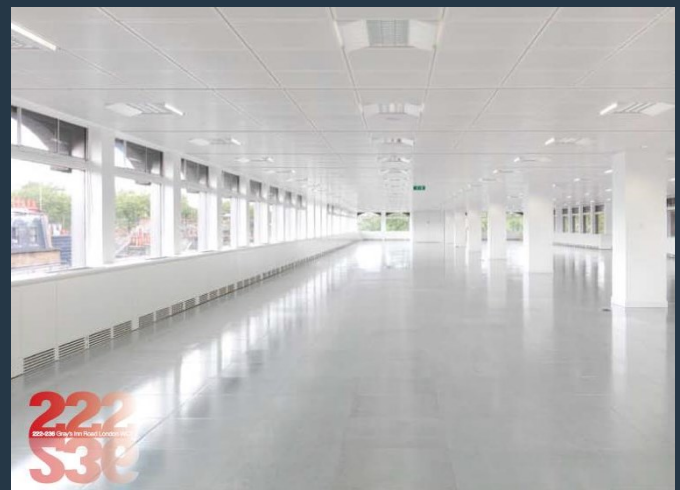
£10.50 per sq. ft (fixed subject to annual indexed uplifts)

VAT

The building is elected for VAT purposes.



Floor plan (part 6th)



(typical floor when in CAT A)

GVA

65 Gresham Street, London EC2V 7NQ

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