

Offices To Let Spectacular Views

Two Three Six
Gray's Inn Road
WC1

8th Floor
4,157 sq. ft (386 sq. m)

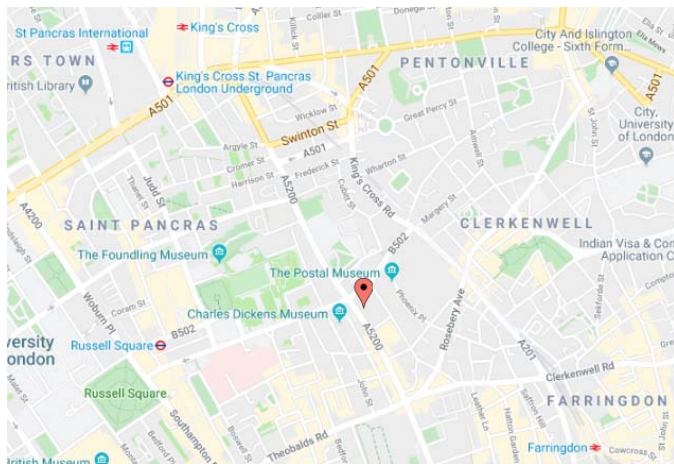
Highlights

- Tower floor with stunning views
- Potential for CAT A+
- Open plan & 1 meeting room
- Cabled, comms room insitu
- Air conditioning
- Metal tile suspended ceiling
- LG7 lighting
- Raised Floor
- 4 x passenger lifts
- Commissionaire
- 24 hour access & security
- Excellent transport connectivity
- Access to communal garden
- Car and bike parking



Location

The property is located in one of the most exciting areas of London between Clerkenwell, Kings Cross and Holborn. The building has access to almost all of the key transport nodes with Chancery Lane, Farringdon, Kings Cross and Russell Square stations all within easy reach of the building.



Description

A landmark building home to occupiers from the media, IT, professional services and charity sectors.

The accommodation is accessed via the Two Three Six Gray's Inn Road reception. The reception is shortly to undergo a refurbishment and the 8th floor is currently open plan with a meeting room, comms room and cabling insitu.

The Landlord will consider refurbishing the floor to a media style CAT A+ fit out subject to terms.

Accommodation

Floor	Sq Ft	Sq M
8th	4,157	386

Terms

A new effective FRI sublease for a term until June 2025 outside the security of tenure and compensation provisions of the 1954 Act.

Rent

£39.50 per sq. ft exclusive in existing condition

Rates

£19.00 per sq ft (est)

Service Charge

Fixed at £10.50 per sq ft subject to annual indexed uplifts

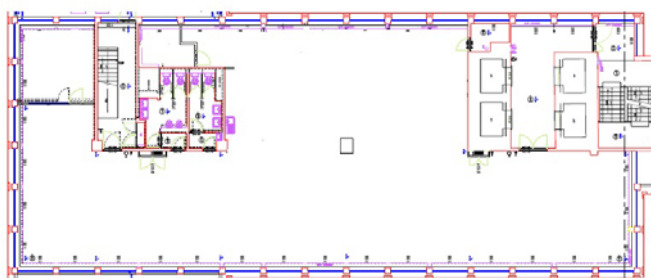
VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating: D-96

Floor Plan



For further information or to arrange a viewing please contact:

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