

## 285-287 GRAY'S INN ROAD, LONDON WC1

**3,567 SQ. FT - 331 SQ. M**

**Location** The property is located on the west side of Gray's Inn Road close to the amenities of King's Cross which are no more than a few minutes' walk away.

King's Cross & St Pancras stations (Piccadilly, Northern, Victoria, Circle, Metropolitan and Hammersmith & City Lines and main line and international services) are located within 3 minutes walk.

**Description** An attractive self contained building arranged over basement, ground and three upper floors. The Ground and Lower Ground is a self contained unit with window frontage.

Each floor is subdivided into offices of differing sizes which are accessed from a central corridor, with WC's at each half landing.

The building is available in its entirety although our client may consider disposing on a floor by floor basis. (Ground and Lower Ground as one unit).

**Amenities**

- Central heating
- Economical rent
- Inset lighting
- Excellent central location

<b>Accommodation</b>	<b>Floor</b>	<b>SQ. FT</b>	<b>SQ. M</b>
	Third	467	43.41
	Second	633	58.77
	First	830	77.08
	Ground	955	88.72
	Basement (incl Vaults)	682	63.36
		<b>3,567</b>	<b>331.34</b>

**Terms** A new FRI lease(s) directly from the landlord.

**Rent** **£74,000 per annum, subject to contract.**

**Service Charge** TBC.

**Business Rates** TBC.

**VAT** TBC.

**Legal Costs** Each party to bear their own legal costs.

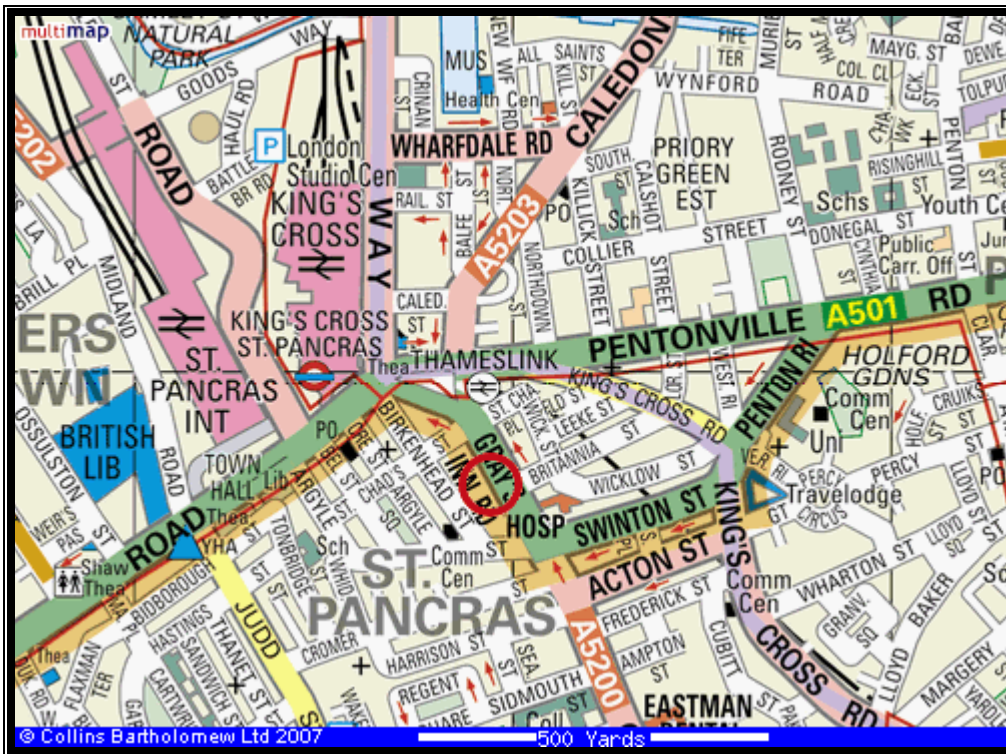
**Viewing** Through the landlord's joint sole agents:

<b>Fresson &amp; Tee</b>	David Shapiro 020 7391 7100 <a href="mailto:david.shapiro@fandt.com">david.shapiro@fandt.com</a>	George McCullough 020 7391 7100 <a href="mailto:gmccullough@fandt.com">gmccullough@fandt.com</a>
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<b>Petermans</b>	Howard Peterman 020 8958 5040 <a href="mailto:howard.peterman@petermans.co.uk">howard.peterman@petermans.co.uk</a>
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FRESSON & TEE  
CHARTERED SURVEYORS

020 7391 7100



[www.fandt.com](http://www.fandt.com)

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