

A modern office lobby with a reception desk on the left, a lounge area with a black sofa and a teal coffee table on the right, and a large window with frosted glass. The ceiling features recessed lighting and wooden slats. The floor is light-colored tile.

70
Gray's Inn Road

WC1

2,774 – 27,498 sq ft To Let



Newly Refurbished CAT A Offices To Let

70 Gray's Inn Road is a prominent island site building of 34,000 sq ft over lower ground, ground and 5 upper floors.

The reception, lower ground, ground, 1st and 2nd floors have been comprehensively refurbished providing 17,378 sq ft of flexible Cat A space. All spaces can be delivered fully fitted to meet an incoming tenants needs.

The works have delivered a high quality office scheme that appeals to diverse occupier base whilst providing an incoming tenant with a unique self-contained opportunity.

Amenities & Specification



Flexible
CAT A space



Dual office &
educational use



New four pipe fan
air conditioning



Fully accessible raised
floors



Partially exposed ceilings



2 fully modernised
passengers lifts



Newly refurbished
manned reception



Possibility of a
self-contained entrance



New end of trip facilities



Potential to acquire the whole 34,000 sq. ft. building
from June 2023.

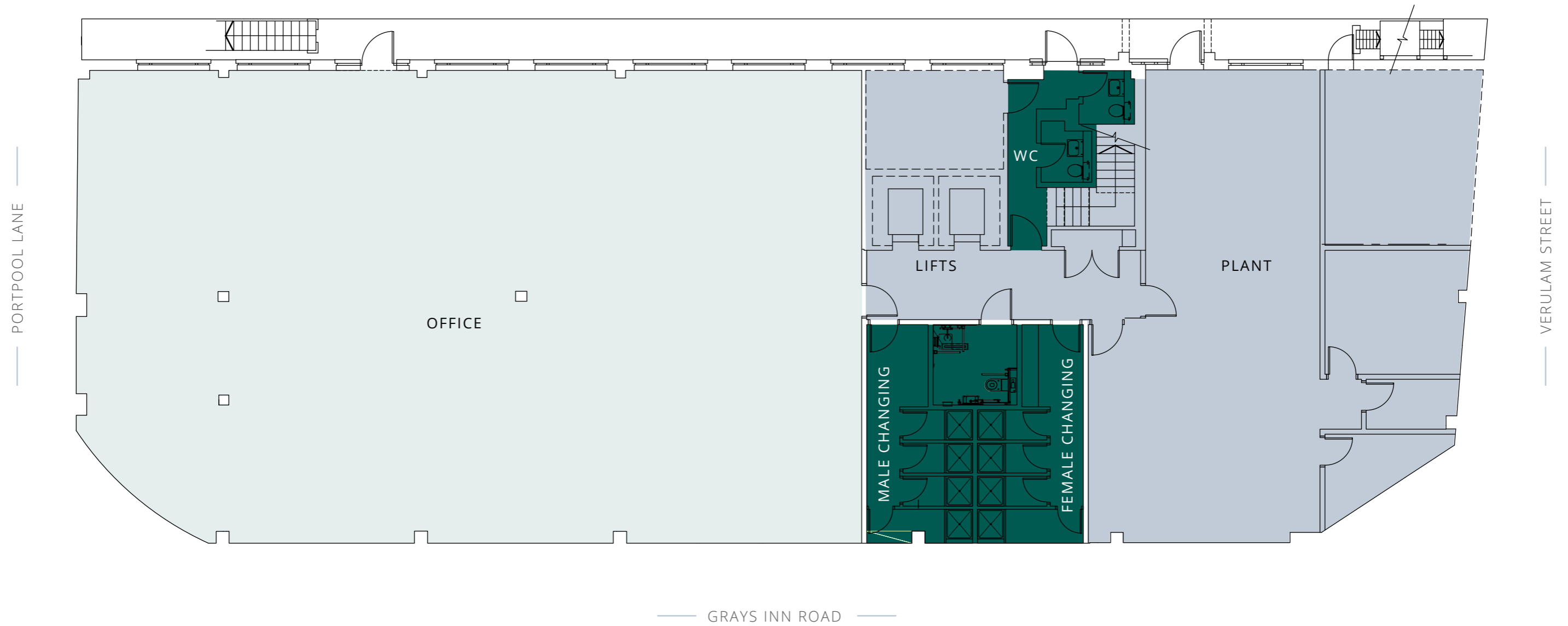


Schedule of Areas

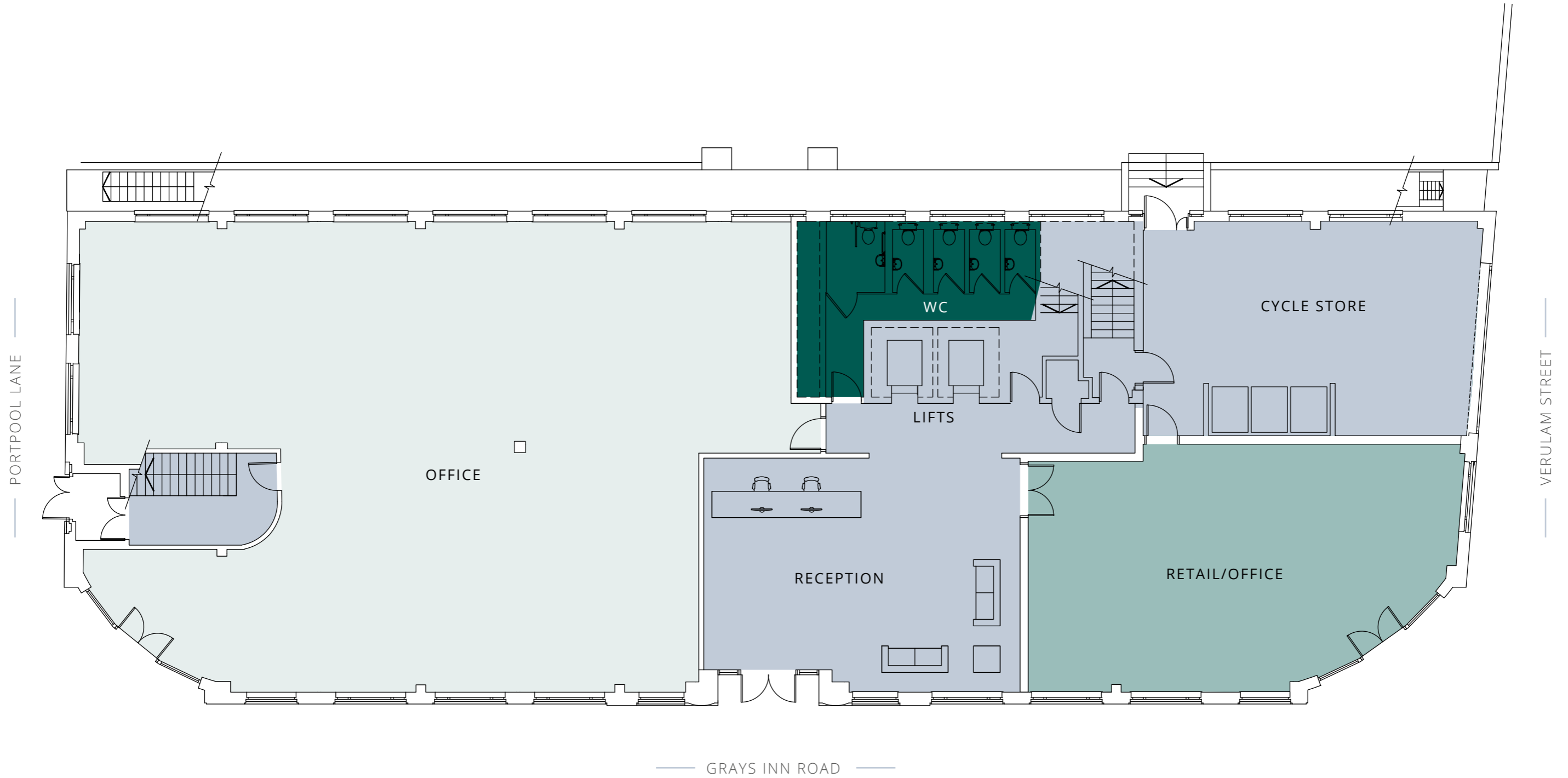
LEVEL	SQ FT	SQ M
5 th	4,593	427
4 th (Available from June 2023)	5,434	505
3 rd	5,527	513
2 nd	5,502	511
1 st	5,529	514
Ground	2,774	258
Lower Ground	3,573	332
TOTAL (available now)	27,498	2,555



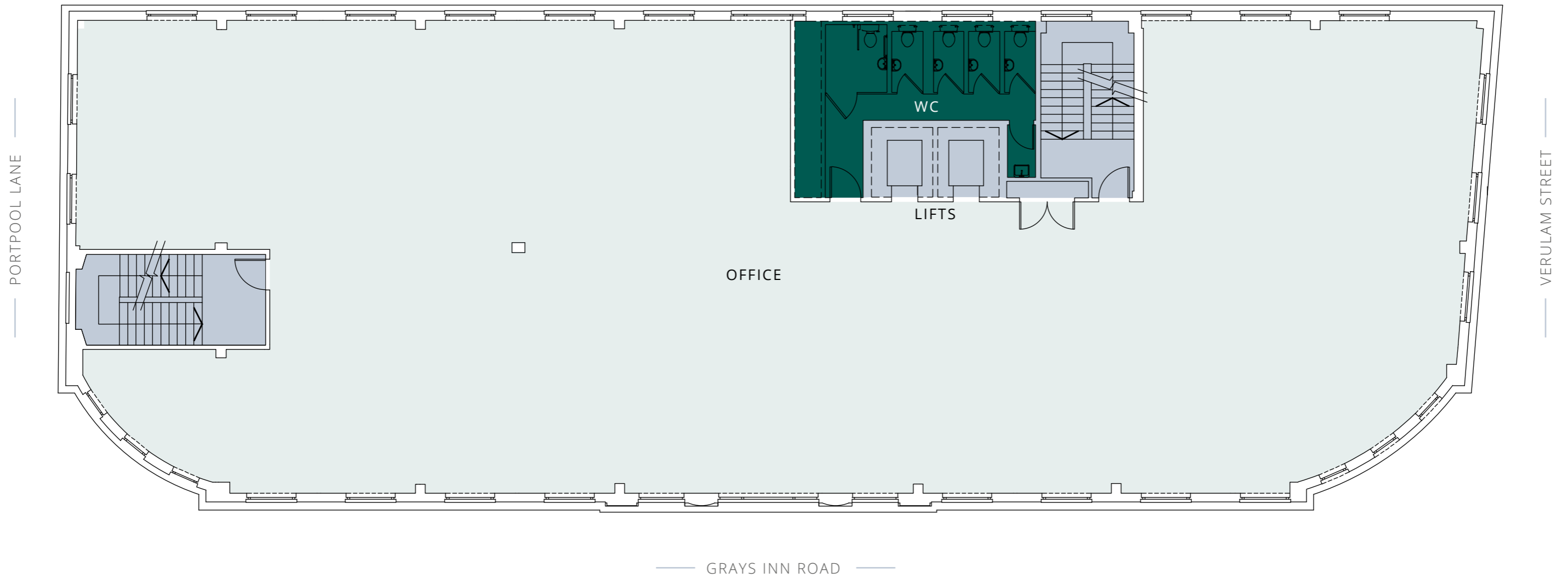
Lower Ground Floor



Ground Floor

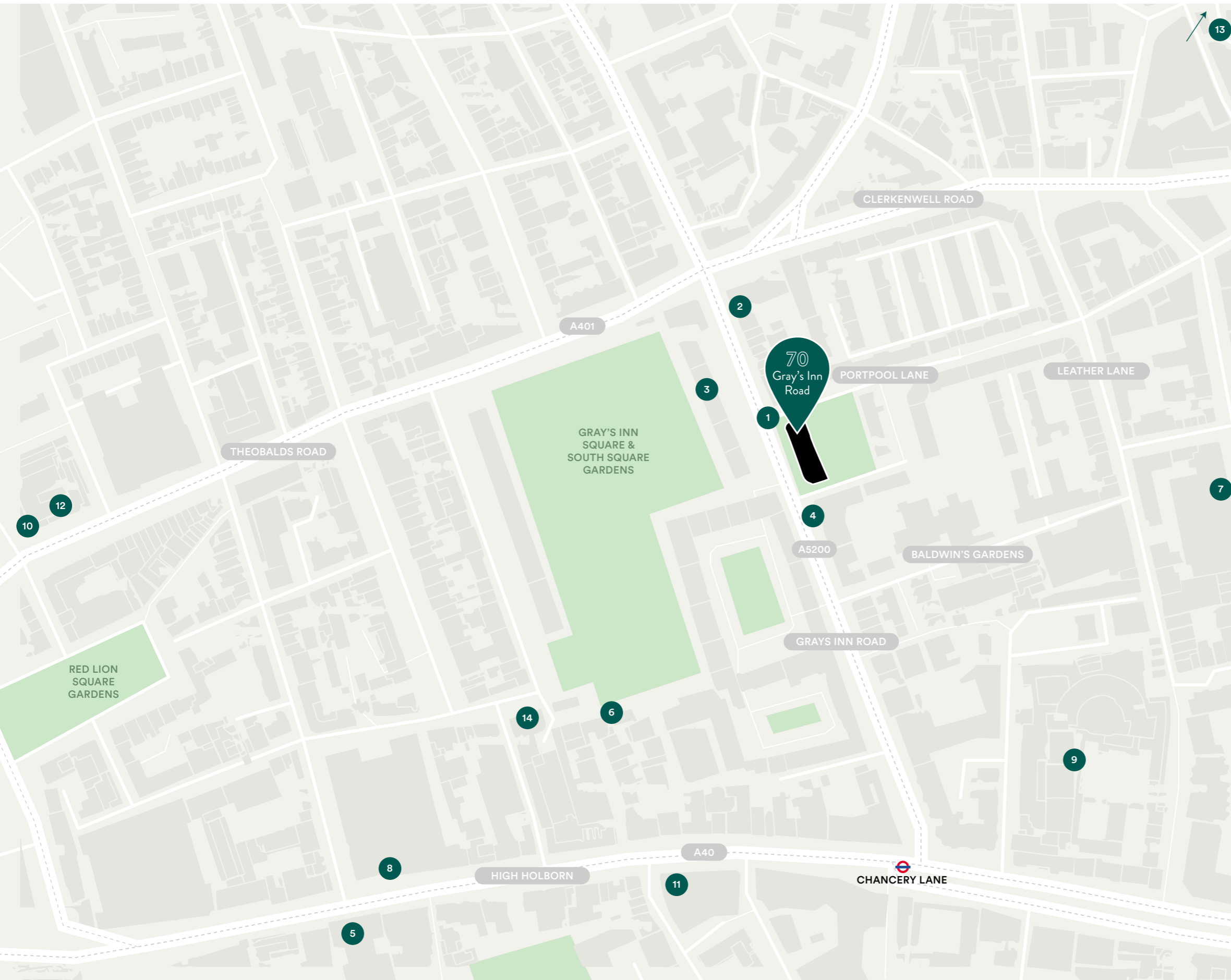


Typical Floor





Local Occupiers

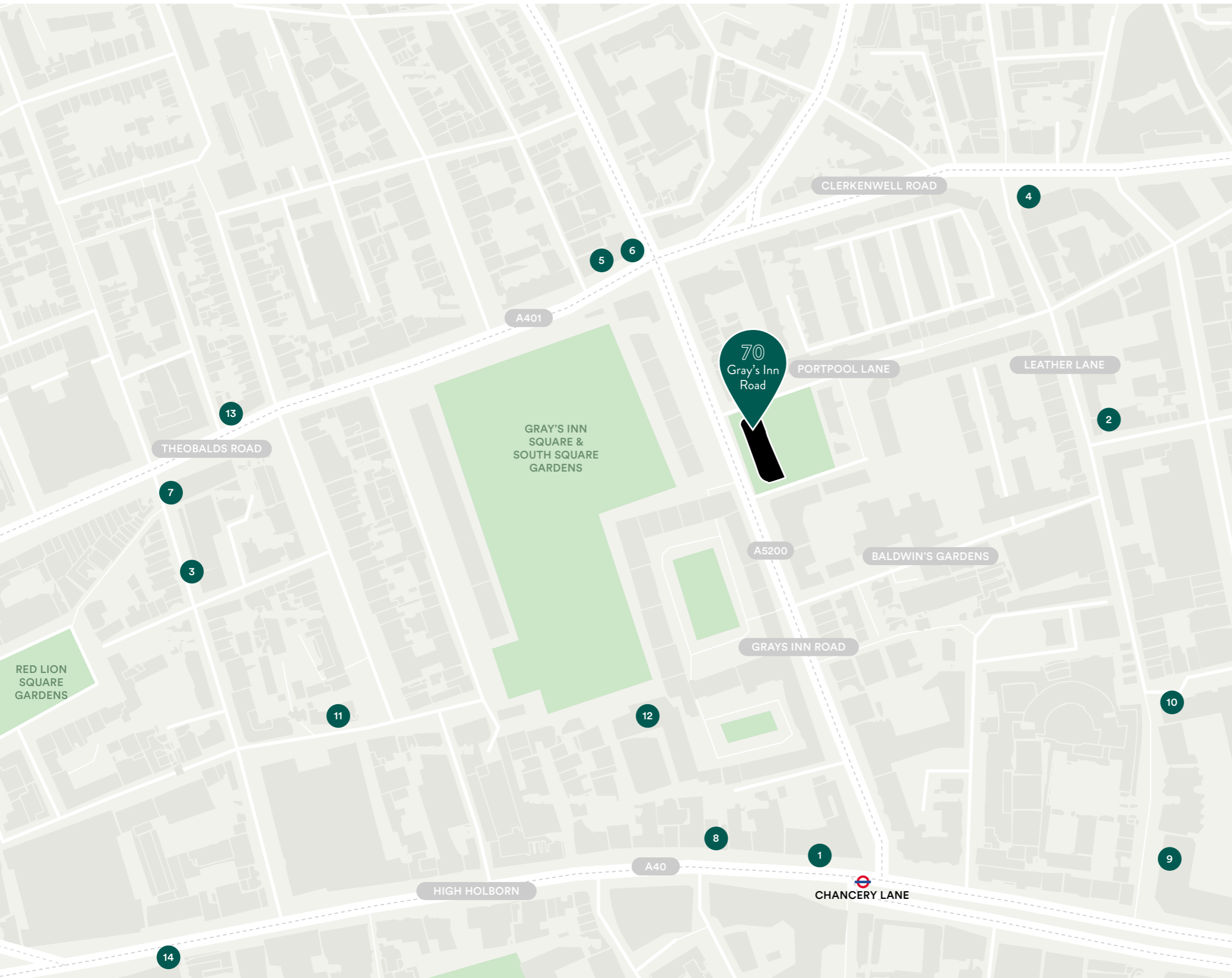


Connectivity (Walking Times)

Chancery Lane: Central line	3 mins
Farringdon: Circle, Hammersmith & City, Metropolitan	7 mins
Russell Square: Piccadilly line	16 mins
Barbican: Circle, Hammersmith & City, Metropolitan	16 mins
Tottenham Court Road: Central, Charing Cross lines	20 mins

1. IIED (International Institute for Environment and Development)
2. Bryden Wood Architect
3. 3 Verulam Buildings Barristers
4. Ballou
5. University of the Arts
6. City Law School Library
7. Grey Group
8. Verizon
9. ITV
10. Mediacom
11. WSP
12. Warner Bros
13. LinkedIn
14. WeWork

Bars & Restaurants

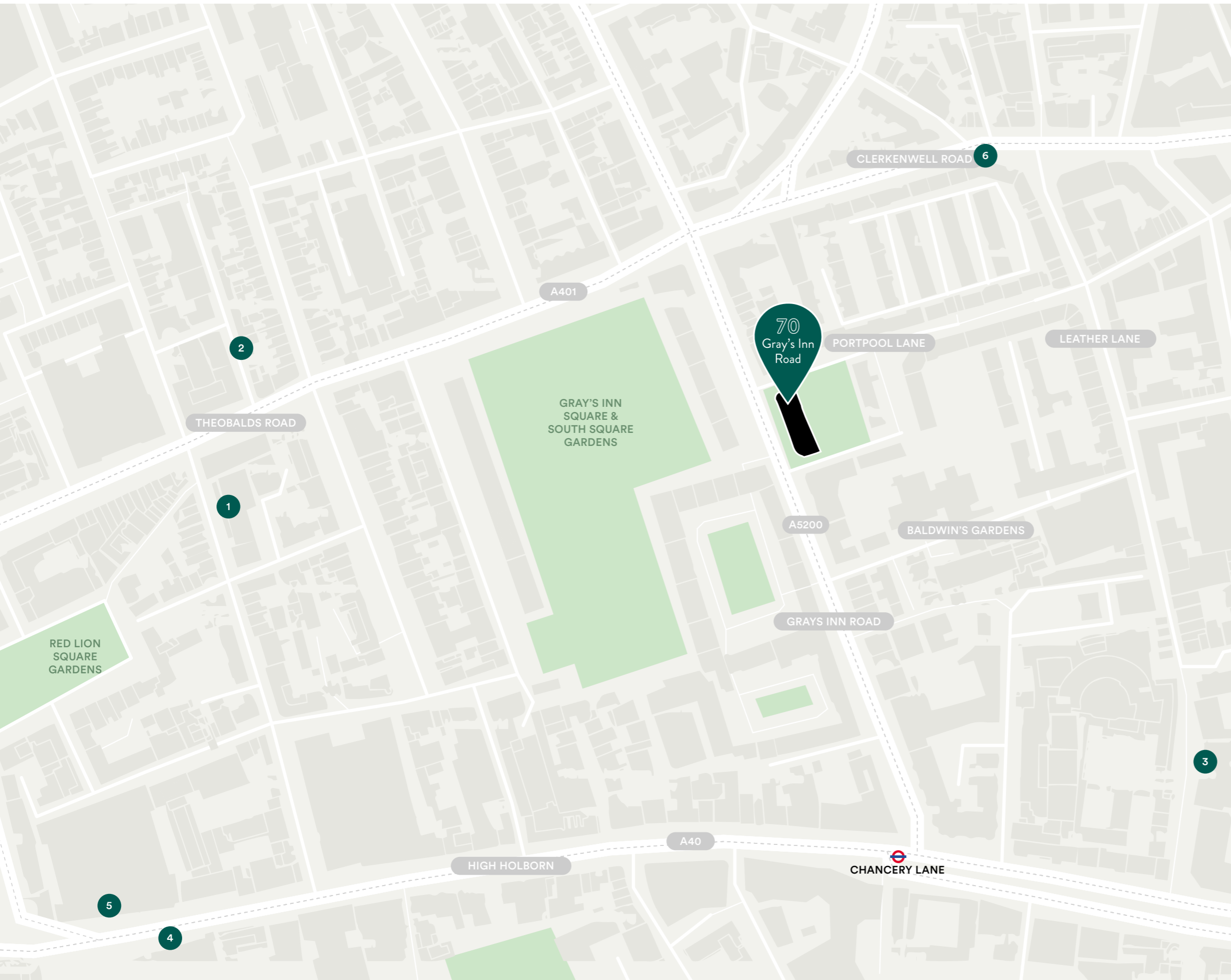


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1. Leon
2. Anglo
3. Restaurant HE
4. The Chocolate Cocktail Club
5. Banh Mi Bay
6. The Yorkshire Grey
7. The Enterprise
8. Citty of Yorke
9. The Sir Christopher Hatton
10. The Argyle
11. Old Nick Pub
12. The Horse and Wig Pub
13. The Queens Head
14. Holborn Dining Room

Hotels

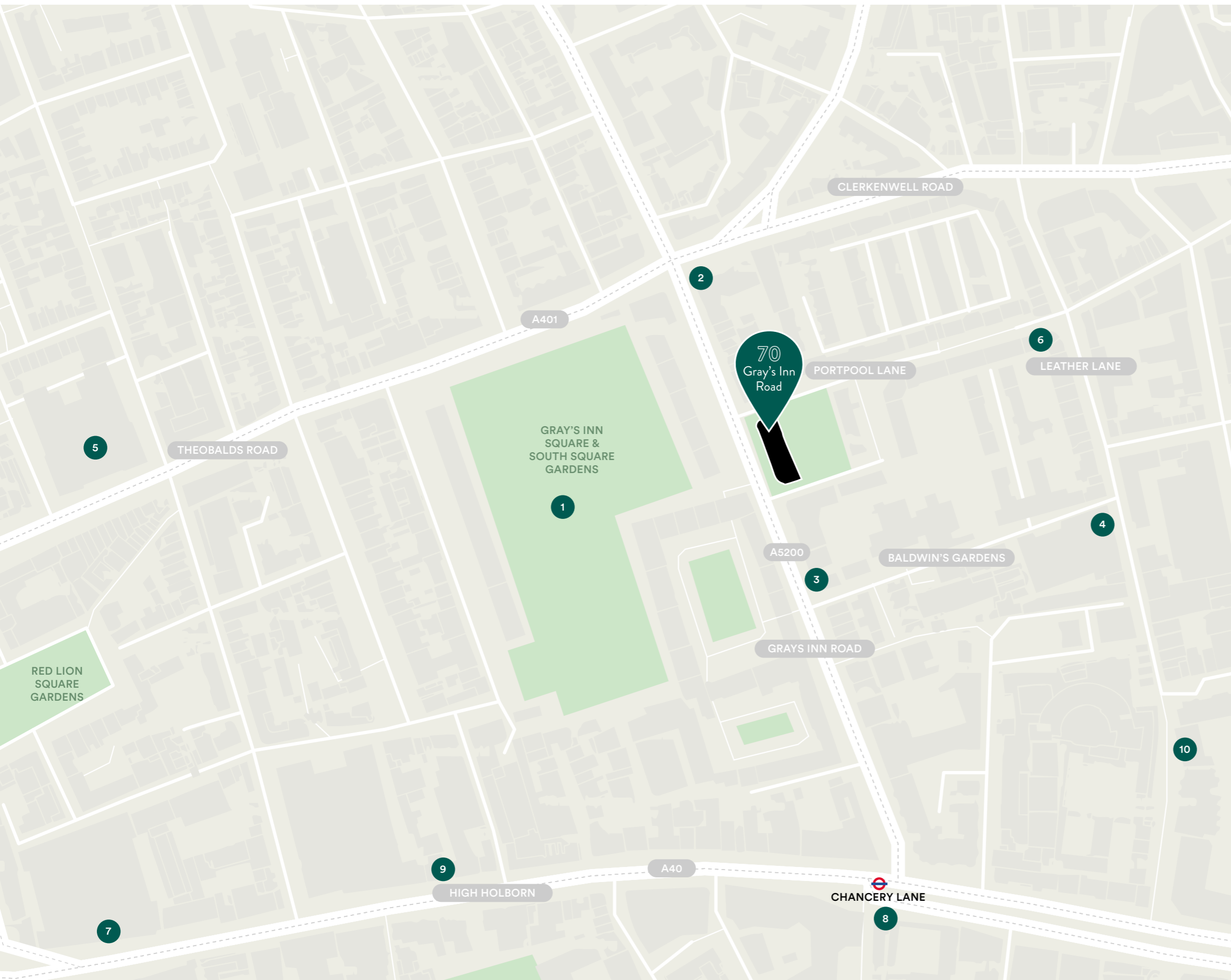


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1. Premier Inn Holborn
2. Holborn by Q Apartments
3. City Apartments
4. Rosewood London
5. Citadines Holborn-Covent Garden
6. The Clerk & Well Pub & Rooms

Retail & Leisure



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1. Gray's Inn Square
2. Pret A Manger
3. Catalyst Coffee Shop
4. Prufrock Coffee
5. Pure Gym Holborn
6. Attendant Clerkenwell
7. Gymbox Holborn
8. Caffè Nero
9. Sala Coffee
10. Gymbox Farringdon
11. Bounce Farringdon

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