

**45 Grays Inn Road  
London  
WC1X 8PR**

***FOR RENT – PROMIENT RETAIL  
(A1) UNIT PREMISES. AVAILABLE  
FROM SPRING 2015!***



**Size: 1,594 Sq Ft (148 Sq M) Approx. GIA**

**[www.goodsircommercial.co.uk](http://www.goodsircommercial.co.uk)**

9-10 Domingo Street, London EC1Y 0TA

**Location:**

The premises are situated on the western side of Grays Inn Road, approximately 50 metres from the junction with Theobalds Road. The area has a number of multiple retailers nearby including: ***Pret a Manger, Subway and will be positioned next door to The Co-Operative Supermarket.***

**Description and Accommodation: (All measurements are approx. on a GIA basis)**

The premises are arranged over ground floor and Basement and will be offered in a shell and core state with capped services.

Floor:	Sq ft	Sq m
Ground Floor:	955 sq ft	88.7 sq m
Basement:	639 sq ft	59.3 sq m
*Total:	1,594 sq ft	148 sq m

***NB: Measurements have been taken off plan and all interested parties are advised to make their own enquiries as to the validity of these measurements.***

**Terms:**

The premises are available by way of a new Full Repairing and Insuring Lease for a term by arrangement, **at a rental of £45,000 pax.**

**Business Rates:**

All interested parties are advised to make their own enquiries with The London Borough of Camden.

**VAT:**

The premises are elected for VAT.

**Legal Costs:**

Each party is to be responsible for their own cost incurred in the transaction.

**Energy Performance Certificate:**

An EPC has been commissioned and will be available upon application.

**Viewing:**

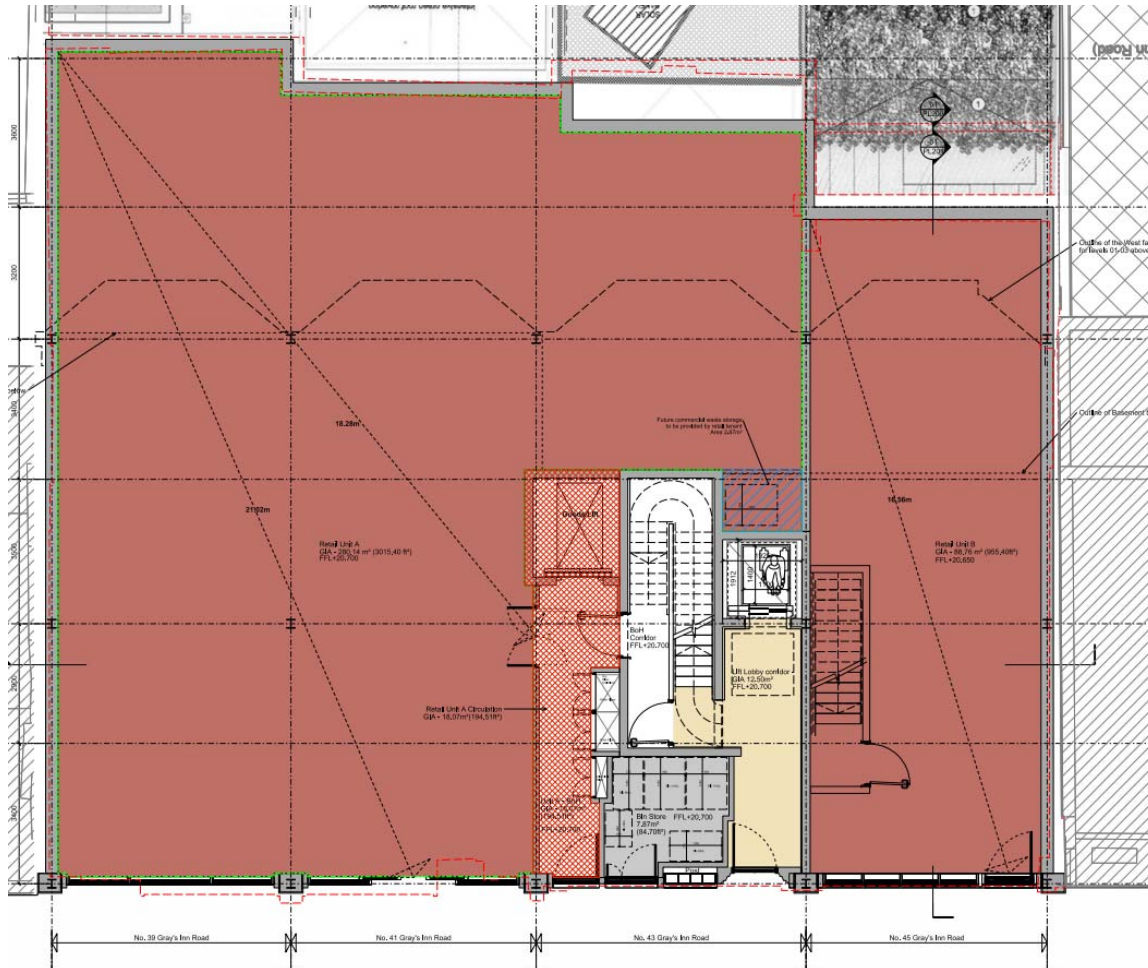
Strictly by appointment through Owners Agents:



**Ref: 1472.04.R.TF/07.2014**

**Plans:**

**Ground Floor**



***NB: Plans are not to scale, for informational purposes only***

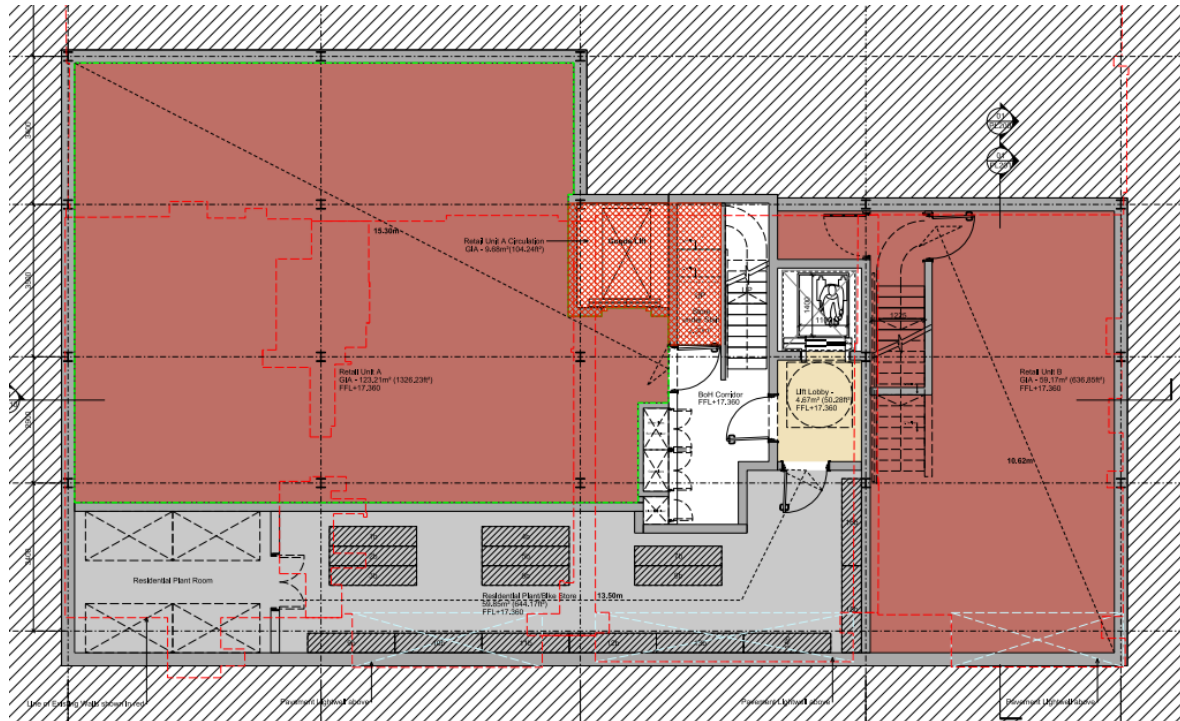
***The subject unit is the one on the right hand side of the plan***

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**Plans:**

**Basement:**



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