

## To Let

### 70 Grays Inn Road, WC1

#### Accommodation (NIA)

Floor	Sq Ft	Sq M	Status
2 <sup>nd</sup>	5,422	503.7	Available
1 <sup>st</sup>	5,423	503.8	Available
G	3,998	371.4	Available
LG	3,600	334.4	Available
<b>Total</b>	<b>18,443</b>	<b>1,713.3</b>	

#### Description

70 Grays Inn Road is a prominent island site building which was developed in the early 1990's. Totalling c.35,000 sq ft the office space is arranged over lower ground, ground and five upper floors.

The available office accommodation is located on the lower ground to second floors and, along with the reception, is set to undergo a comprehensive refurbishment in 2019.

The specification is currently being finalised however the vision is to deliver a high quality office scheme that appeals to diverse occupier base whilst providing an incoming tenant with a unique self-contained opportunity.

#### Location

70 Grays Inn Road is situated in an enviable location, being positioned within two of Central London's most exciting sub-markets.

Midtown is an area steeped in history, providing occupiers with the perfect balance of the old and the new, whilst Clerkenwell gives access to one of the most vibrant, trendy and diverse areas of London.

Connectivity is also excellent, with the property situated 250m from Chancery Lane Underground Station and 450m from Farringdon Station which, from 2019, will give access to Crossrail.

# 020 7606 0606

Woolgate Exchange, 25 Basinghall Street, London, EC2V 5HA



#### Lease

A new lease is available direct from the Landlord.

#### Rent

On application

#### Rates

On application

#### Service Charge

On application

#### Contacts

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#### Subject to Contract

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