

WC1X 8QT

255 Grays Inn Road

Characterful mixed use refurbishment opportunity



Where history meets innovation in the Kings Cross Area

Tucked between the storied legal quarter of Gray's Inn and the resurgent energy of King's Cross, 255 Gray's Inn Road offers a rare chance to craft your own landmark in one of London's most connected neighbourhoods. Set within an early-19th-century terrace, the property offers period charm and an opportunity to create a unique refurbishment with a "blank-canvas"

This prime central location allows you to create an inspirational live-work space or boutique commercial and residential units, capitalising on the neighbourhood's regeneration.

Whether you are a developer seeking value-add potential, or an owner-occupier wanting a characterful base, 255 Gray's Inn Road gives you the freedom to modernise and reimagine a historic building.

Executive Summary

- Exceptional King's Cross location, just 3 minutes from St Pancras and King's Cross stations.
- Freehold mixed-use property totalling approx. 1,842 sq ft GIA (171 sq m) over basement, ground, and two upper floors.
- Comprises a vacant residential upper part and an under-rented commercial unit with an outstanding rent review.
- Significant value-add potential through refurbishment, reconfiguration, or residential conversion (subject to planning).

Offers invited in excess of £1,400,000 for the freehold, reflecting c.£760 psf.



WC1X 8QT

255 Grays Inn Road



Availability

Size & layout

- The property comprises of 1,842 sq ft GIA across the basement, ground floor and two upper floors.

Current configuration

- Ground floor and basement currently arranged as a commercial unit; with upper floors providing residential accommodation with a separate entrance gives independent access to the upper parts.

Vacant possession

- The residential element will be sold with full vacant possession, providing immediate flexibility for refurbishment or redevelopment. The commercial tenant is holding over at £22,000pa on a Landlord and Tenant Act (1954 Part 2) protected lease expiring on 23rd July 2025. Recent lettings on Gray's Inn Road showcase this rent could be significantly increased.

Recent transactions are as follows.

- 307 Grays Inn Road - G/LG of 826 sq.ft. let for £47,500pa on 11/02/2025
- 283 Grays Inn Road - G/LG 986 sq.ft. let for £49,500pa on 11/08/2024. If no agreement is reached, then re-let the space to another occupier.

Value-add strategies

- Possibility of extending at the rear of the property whilst also adding a mansard roof (Subject to Planning), allowing the ability to reconfigure the upper parts into up to three self-contained flats and modernising the ground floor and basement for boutique retail or office use.
- Live/Work owner-occupier: Use the ground floor for your own business and refurbish the upper floors as a private residence or as apartments to generate rental income.



Total Area (Approx.) 82.5 sq.m
(888.0 sq .ft)

Total Area (Approx.) 88.7 sq.m
(954.7 sq .ft)

WCIX 8QT

255 Grays Inn Road

Atmosphere

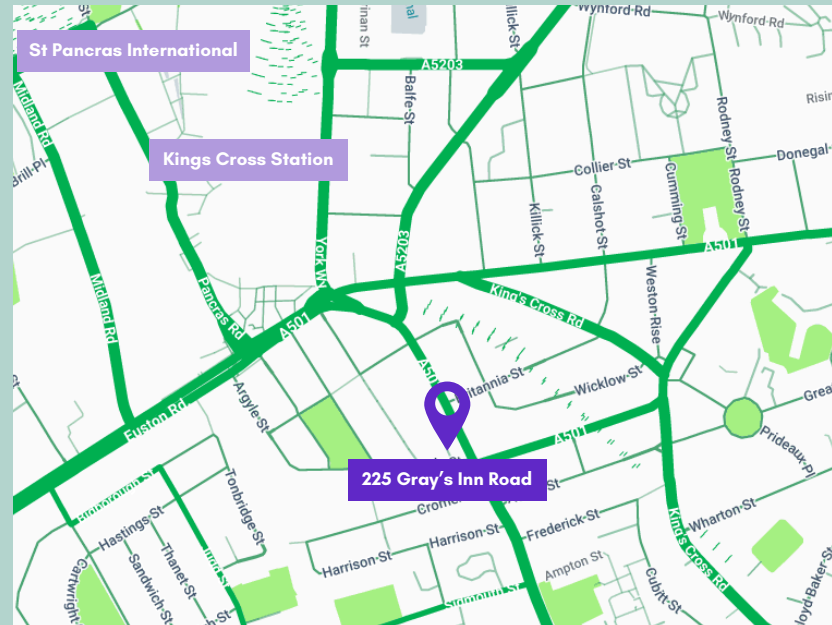
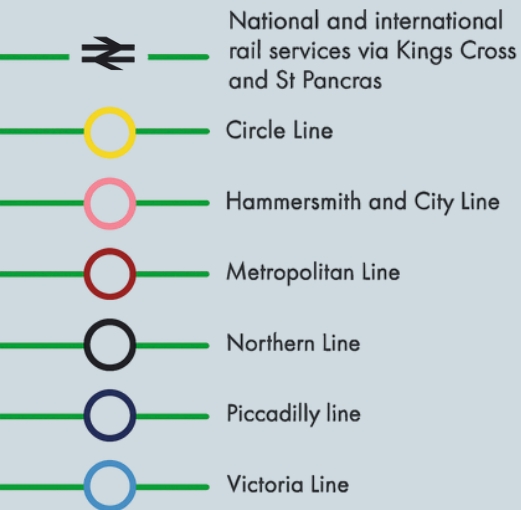
The property is positioned on the west side of Gray's Inn Road at the corner of Argyle Street, in the heart of King's Cross. This highly accessible central London location benefits from outstanding transport links and a vibrant mix of amenities.

King's Cross St. Pancras International, London's largest transport hub, is about a five-minute walk away and provides access to six Underground lines: Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly and Victoria as well as national and international rail services such as the Eurostar. Multiple bus routes along Euston Road and Gray's Inn Road further enhance connectivity.

The surrounding area offers a wealth of shops, cafés, pubs and restaurants, including the boutiques and eateries of Coal Drops Yard and Granary Square.

Nearby Bloomsbury, the British Library and University of London campuses provide cultural and educational amenities.

The property sits within the King's Cross Conservation Area, known for its period architecture and thoughtfully curated public spaces.



WC1X 8QT

255 Grays Inn Road

Terms

Tenure: Freehold, sold with full vacant possession of the residential parts and the potential to obtain vacant possession or renew the commercial lease at a higher rent.

Guide price: Offers in excess of £1,400,000 for the Freehold of the entire property (commercial and residential).

VAT: We understand the sale is not elected for VAT (no VAT payable on the purchase price).

Planning: Existing use is mixed, Class E commercial at ground and Class C3 residential upstairs. Conversion of additional flats or change of use (Subject to planning permission) from the London Borough of Camden.

EPC: C

Contact

Fergus Findlay | Agency Surveyor
fergus.findlay@bbgreal.com
07796 510 205

Tom Boggis | Director
tom.boggis@bbgreal.com
07795 070 676

bbg
real estate london

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/07/2025



WC1X 8QT

255 Grays Inn Road