

ASHURST  
REAL  
ESTATE

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CENTA

3,553 sq. ft. | King's Cross

# Acorn House

314 -320 Grays Inn Road, London WC1X 9NT

Acorn House

A newly constructed office property arranged over ground and lower ground floors.

The property is ready for an incoming tenant to fit out and furnish the property.

		<b>FEATURES INCLUDE</b>
<b>SIZE</b>	3,553 sq. ft.	<ul style="list-style-type: none"><li>Own front door</li></ul>
<b>RENT</b>	£105,000 PA.	<ul style="list-style-type: none"><li>Good natural light in both floors</li></ul>
<b>SERVICE CHARGE</b>	Estimated at £26,500 PA	<ul style="list-style-type: none"><li>Lift between floors</li></ul>
<b>BUSINESS RATES</b>	Estimated at £65,500. Tenants are to make their own enquiries to The VOA.	<ul style="list-style-type: none"><li>Fully accessible raised floors</li></ul>
<b>VAT</b>	VAT is payable on the rent and service charge of this property.	<ul style="list-style-type: none"><li>Full air conditioning</li><li>Cycle storage for 10 bikes</li><li>Capped off kitchen points on both floors</li><li>Rear patio garden</li><li>5 minutes to King's Cross Station</li></ul>
<b>ENERGY PERFORMANCE</b>		To be confirmed.

This is a CGI illustrating the offered state

**Acorn House**

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Acorn House

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## BE A PART OF THE KNOWLEDGE QUARTER

Within the Knowledge Quarter, Acorn House provides easy access to over 100 partner organisations including academic institutions, cultural centres, research facilities and media organisations.

Notable members include The British Museum, The Francis Crick Institute, University College London, The British Library as well as leading technology companies such as Meta, Google LinkedIn and Benevolent AI.

## LOCATION

Acorn House is located on the junction of Gray's Inn Road and Swinton Street and is approximately 5 minutes walk to King's Cross Station.

**Acorn House**



This is a CGI for illustrative purposes



Acorn House

**GROUND  
FLOOR**

**1,615 sq. ft**

**Desks** **Illustrated at 18**

**WC's** **2**

**Kitchen** **Illustrated at 1**

**Meeting  
areas** **Illustrated at 2**





**LOWER  
GROUND  
FLOOR**

1,938 sq. ft

Desks      **Illustrated at 25**

WC's      **3**

Kitchen      **Illustrated at 1**

Meeting  
areas      **Illustrated at 3**

Cycle store      **10 cycles spaces**



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Acorn House



**Acorn House**

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**Newly constructed and offered in ready for a tenant to fit out and furnish to its own style.**

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**3,553 sq. ft over ground and lower ground floors.**

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**Rent** £105,000 PA

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**Service Charge estimation** £26,500 PA

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**Business Rates Estimation** £65,500 PA

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**Total cost PA** £197,000 PA

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**Total Cost PCM** £16,416 PCM

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## Planning

This property has Class E use.

## Anti Money Laundering Regulations

We are obliged to conduct customer due diligence under the Money Laundering Regulations 2017 and RICS Professional Standards and will advise which checks are required once heads of terms are agreed.

## Further information

[Acorn House](#)

## Ashurst Real Estate

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**Acorn House**



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