

**ASHURST
REAL
ESTATE**

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CENTA

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

Acorn House

314 -320 Grays Inn Road, London WC1

BE CREATIVE IN KING'S CROSS

An opportunity to create a bespoke working environment from this newly constructed premises.

Completed to a Category A finish, with all services connected, along with WC's and air conditioning systems.

Acorn House will provide 3,553 sq. ft. over ground and lower ground floors with a lift connecting the two.

Both floors benefit from extensive window frontages on multiple elevations that provide a bright working environment for all areas.

Fully accessible raised floors will provide precise data and power cabling management whilst exposed ceiling services add to the contemporary feel.

Acorn House

This is a CGI



This is a CGI



FEATURES INCLUDE

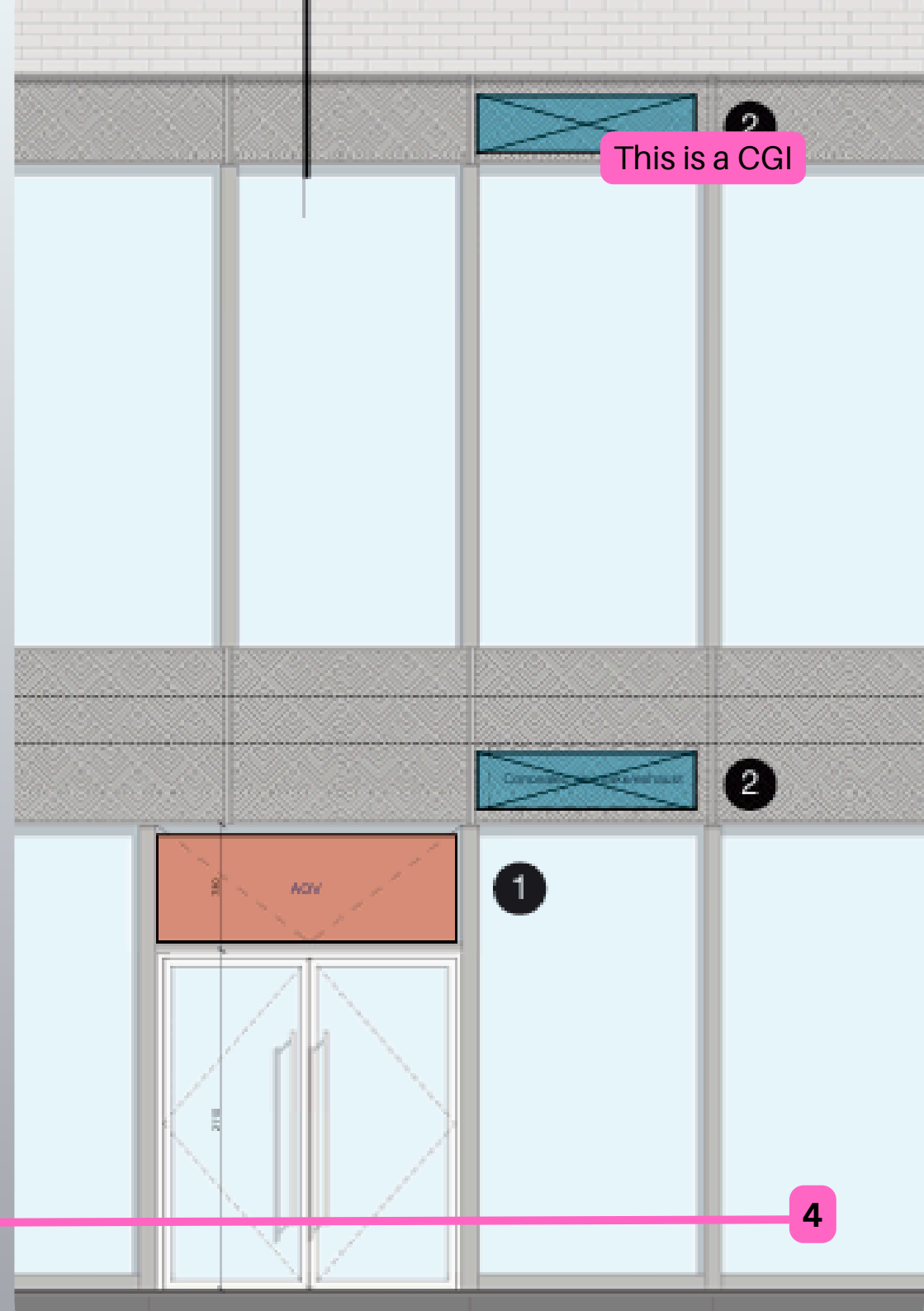
- Own front door
- Lift between floors
- Fully accessible raised floors
- Full air conditioning
- Cycle storage for X bikes
- Shower
- Capped off kitchen points on both floors
- Rear patio garden
- 5 minutes to King's Cross Station

Acorn House

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

SIZE	3,553 sq. ft.
RENT	£105,000 PA.
SERVICE CHARGE	Estimated at £26,500 PA
BUSINESS RATES	Estimated at £65,500. Tenants are to make their own enquires to The VOA.
VAT	VAT is payable on the rent and service charge of this property.
ENERGY PERFORMANCE	To be confirmed.

Acorn House



An architectural rendering of a modern courtyard space. On the left is a building with large glass windows and a dark, patterned overhang. A person in a red hat and dark clothing is walking on the paved courtyard floor. To the right is a long, low planter box filled with various green plants. A wooden bench is integrated into the planter. The background shows a brick building with two windows. Eight numbered callouts (1-8) are placed throughout the scene: 1 points to the glass wall, 2 to the overhang, 3 to the back wall, 4 to the planter, 5 to the bench, 6 to the planter, 7 to the bench, and 8 to the floor.

This is a CGI

Acorn House

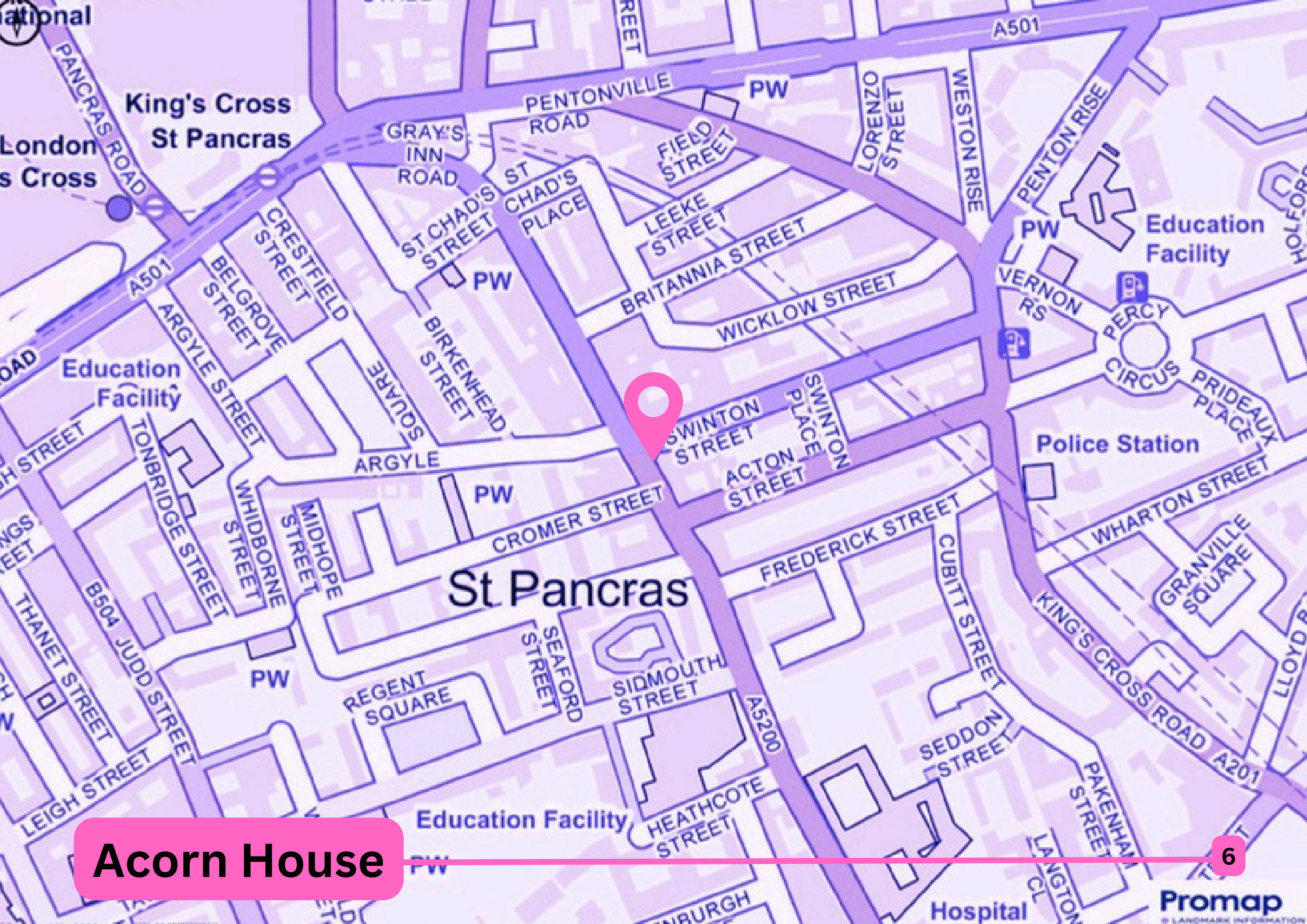
BE A PART OF THE KNOWLEDGE QUARTER

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.



King's Cross
St Pancras

London
s Cross

Education
Facility

Education
Facility

Police Station

St Pancras

Education Facility

Hospital

Acorn House

**GROUND
FLOOR**

1,615 sq. ft

Desks

18

WC's

2

Kitchen

1

**Meeting
areas**

2





LOWER GROUND FLOOR

1,938 sq. ft

Desks 25

WC's 3

Kitchen 1

Meeting areas 3

Cycle store 10 cycles?

Showers 2

SIZE 3,553 sq. ft.

RENT £105,000 PA

SERVICE CHARGE Estimated at £26,500 PA

VAT VAT is payable on the rent and service charge of this property.

BUSINESS RATES PAYABLE Estimated at £65,500. Tenants are to make their own enquires to The VOA.

ENERGY PERFORMANCE To be confirmed.

Acorn House

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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

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