

# ELLIS BROWN

## OFFICE TO LET

Fully fitted media style office within close walking distance to Chancery Lane and Farringdon Stations

60 Gray's Inn Road, WC1X 8LU  
2,152 sq ft



Ellis Brown  
18-20 St. John Street  
London, EC1M 4NX

T. 020 3745 0060  
agency@ellisbrowncommercial.com

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### Description

60 Gray's Inn Road offers media style office space with a staffed reception and a wealth of amenities for occupiers in the building. The Ground floor has been delivered fully fitted and furnished providing a large boardroom, phone booths, extensive break out space and a fitted kitchenette. There are number of bookable meeting rooms on site for use of tenants as well as extensive bike storage and shower facilities.

### Location

60 Gray's Inn Road is located moments from Chancery Lane Station and also a short walk from Farringdon Station, providing excellent transport links to the City and West End. Leather Lane food market and High Holborn are within close proximity providing local occupiers with an extensive range of bars, restaurants and retail.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground - G.01	2,152	199.93	£63	£22.53	£17.53	£18,482.09	£221,785.12	Available
<b>Total</b>	<b>2,152</b>	<b>199.93</b>	<b>£63</b>	<b>£22.53</b>	<b>£17.53</b>	<b>£18,482.09</b>	<b>£221,785.12</b>	

### Features

Fully furnished  
Wooden flooring  
Excellent natural light  
Manned reception  
Air conditioning  
Bike storage and shower facilities  
Bookable meeting rooms

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

**Freddie Grant**  
07956 201 774  
fgrant@ellisbrowncommercial.com

**James Taylorson**  
02037450060  
jtaylorson@ellisbrowncommercial.com

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