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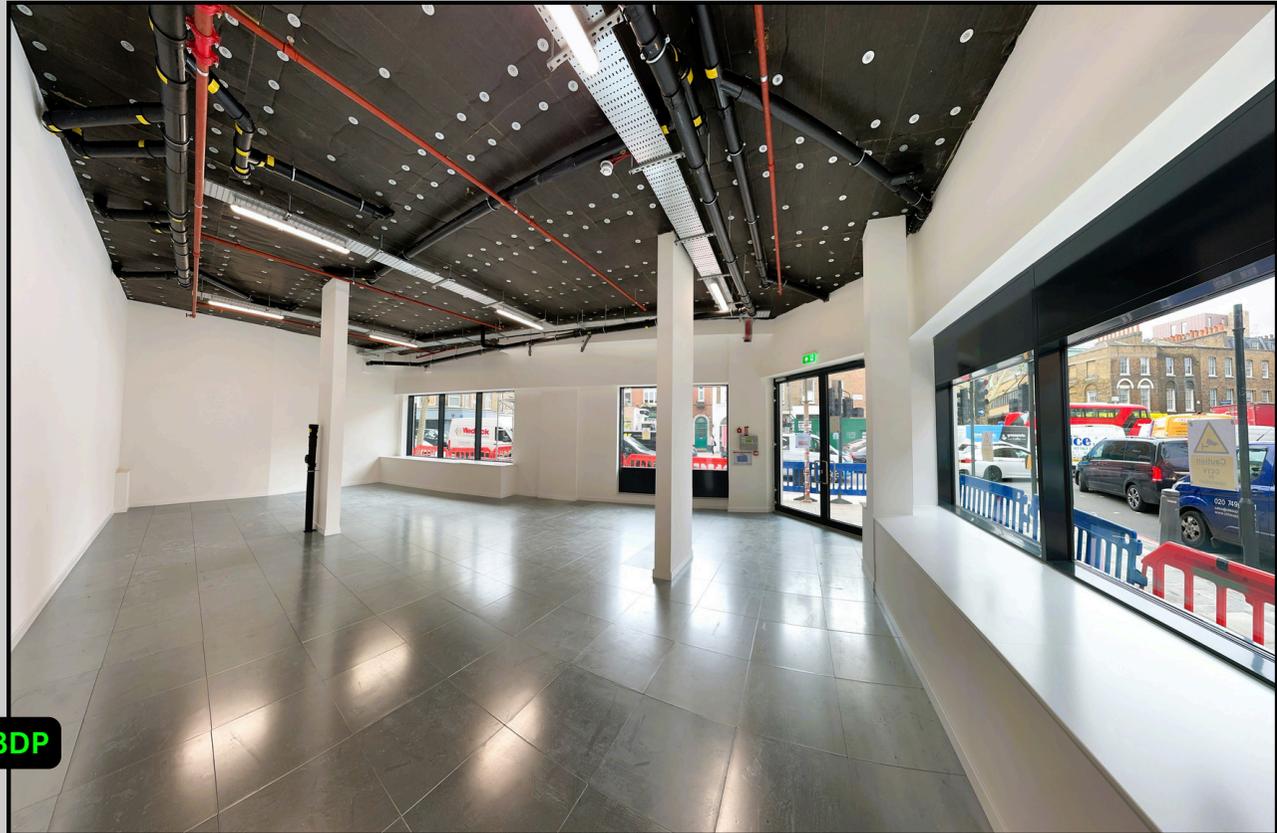
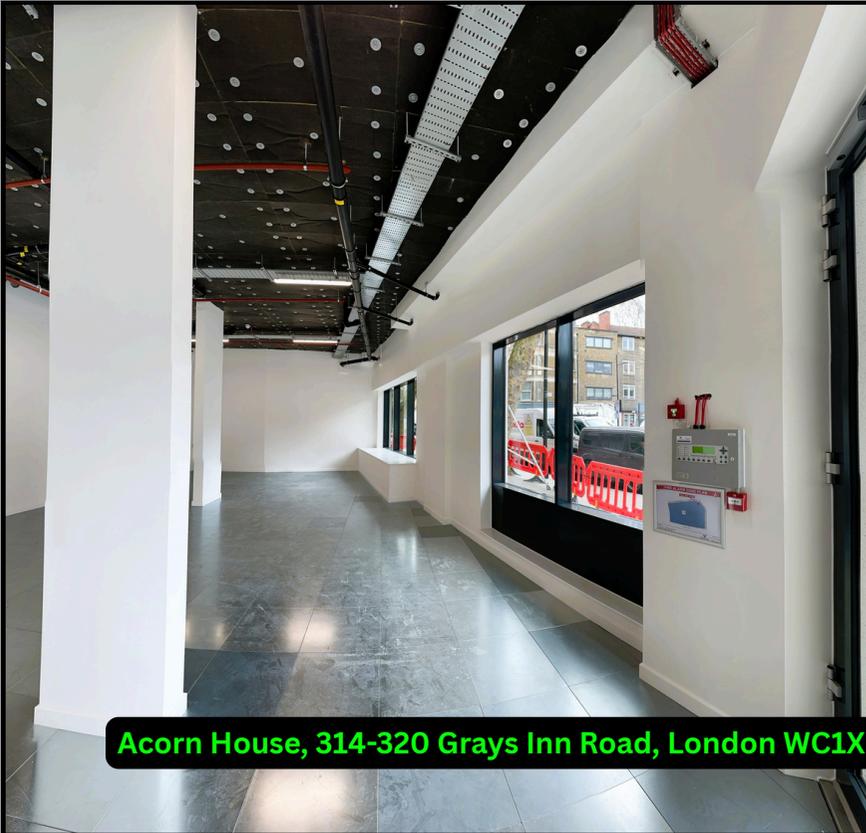
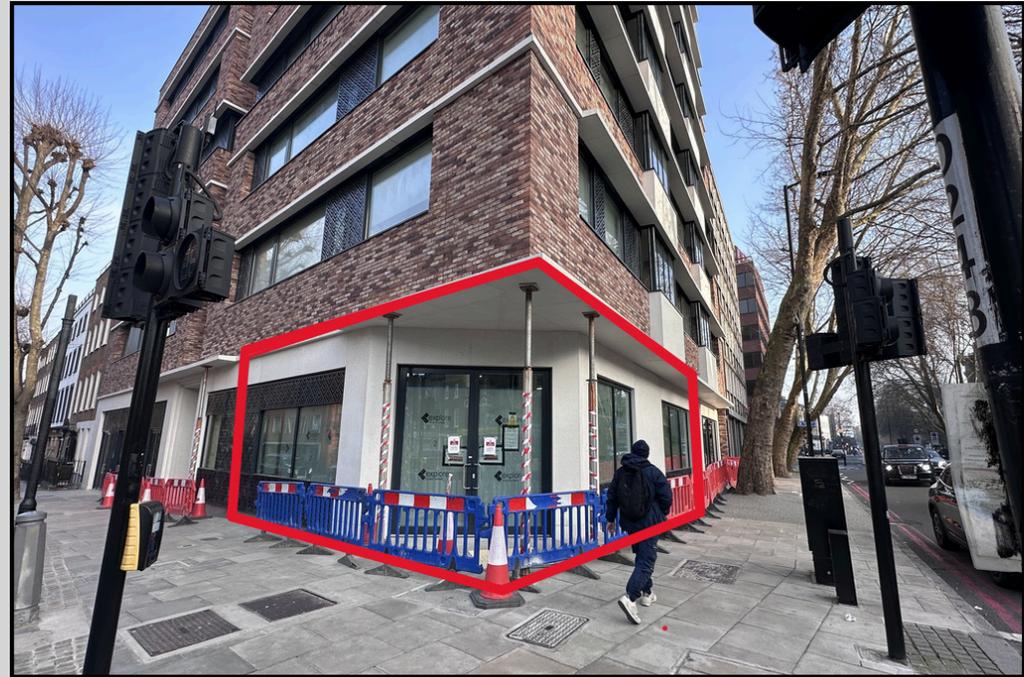
975 sq. ft. retail property

Acorn House, 314-320 Grays Inn Road, London WC1X 8DP

A newly constructed retail property, forming a part of a large scale, high quality residential development that is located in a highly visible and busy location.

DESCRIPTION	<p>This property benefits for dual frontages to both Grays Inn Road and Swinton Street and is finished to "white box" standard with all windows, doors, raised floor system and power installed.</p> <p>This property has an extremely generous floor to ceiling high, extensive glazed frontages and will be provide a fantastic retailing facility following a fit out.</p>
LOCATION	<p>Acorn House is located in a highly prominent position on the junction of Grays Inn Road and Swinton Street and is a few minutes south of King's Cross and its stations.</p>
TERMS	<p>A new lease is offered directly from the landlord.</p>
RENT	<p>£65,000 PA.</p>
BUSINESS RATES	<p>Estimated at £25,122 PA payable.</p>
SERVICE CHARGE	<p>Estimated at £3,000 PA.</p>
PLANNING AND USE	<p>This property has planning consent for retail use under Class E.</p>
VAT	<p>The rent is subject to VAT.</p>
ENERGY PERFORMANCE	<p>To be confirmed.</p>

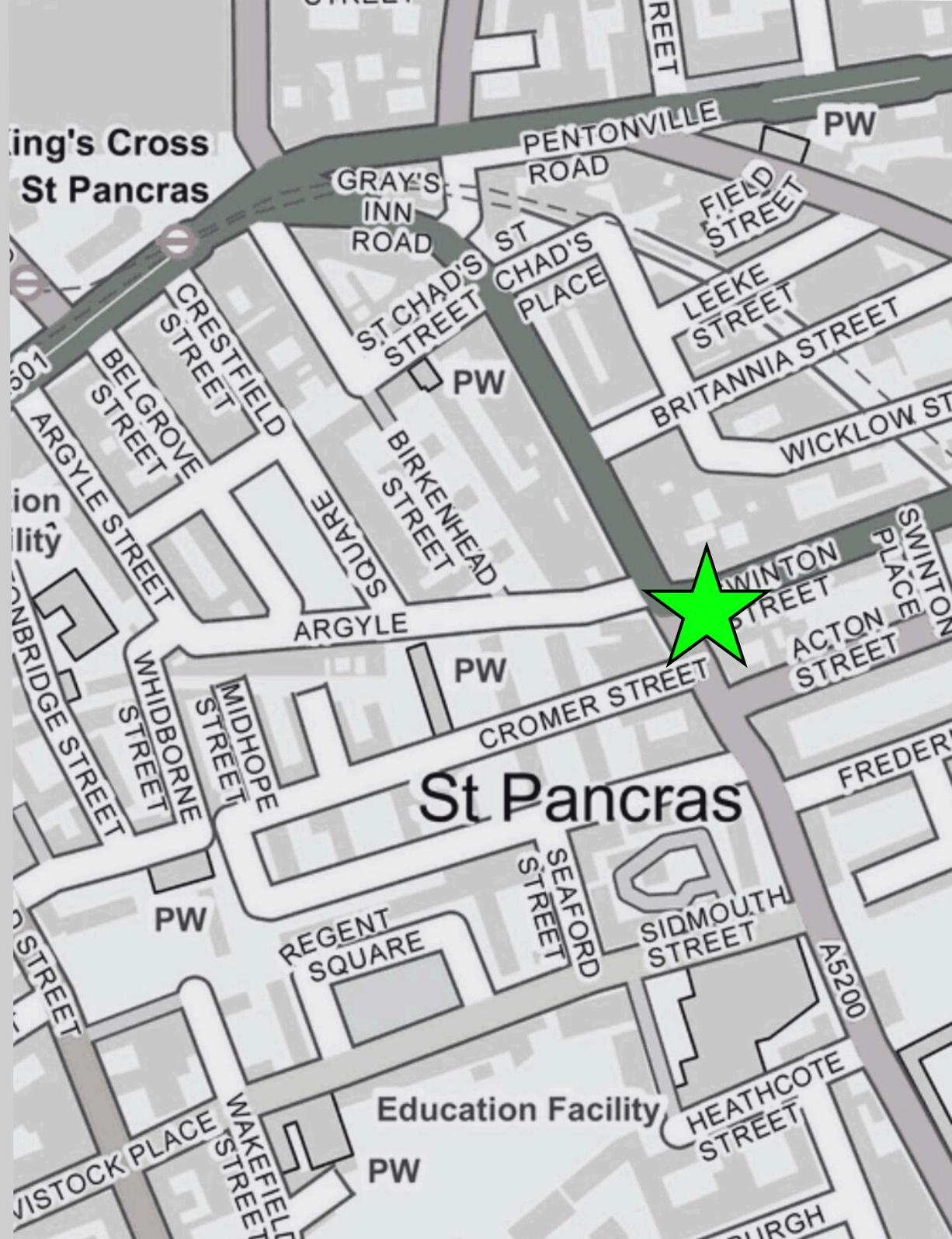
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SIZE SQ. FT.	RENT PA	SERVICE CHARGE PA	BUSINESS RATES PA	TOTAL PA
975	£65,000	£3,000	£25,112	£93,122

The annual service charge and Business Rates are estimations of the actual payable amounts and are to be confirmed.

Ashurst Real Estate

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