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ESTATE**

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**CENTA**

5,019 sq. ft. | King's Cross

# Acorn House

314 -320 Grays Inn Road, London WC1



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

**SIZE** 5,019 sq. ft.

**RENT** £137,550 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** B Rated.

**Acorn House**

This is a CGI



An architectural rendering of a modern courtyard. On the left, a building with a dark, textured facade and large glass windows is visible. A person wearing a red cap and dark clothing is walking on a light-colored paved path. To the right of the path is a long, low, dark planter box filled with various green plants. In the background, a brick building with two white-framed windows is visible. The scene is brightly lit, suggesting daytime.

This is a CGI

**Acorn House**

## FEATURES INCLUDE

- Own front door
- Lift between floors
- Fully accessible raised floors
- Full air conditioning
- Cycle storage for 10 bikes
- Capped off kitchen points on both floors
- Rear patio garden
- 5 minutes to King's Cross Station

Acorn House is a completely self contained, newly constructed, duplex office arranged over ground and lower ground floors.

The accommodation has been completed to a Category A specification with all services connected, along with WC's and air conditioning systems.

This office provides 5,019 sq. ft. with a private lift connecting the two floors.

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

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.

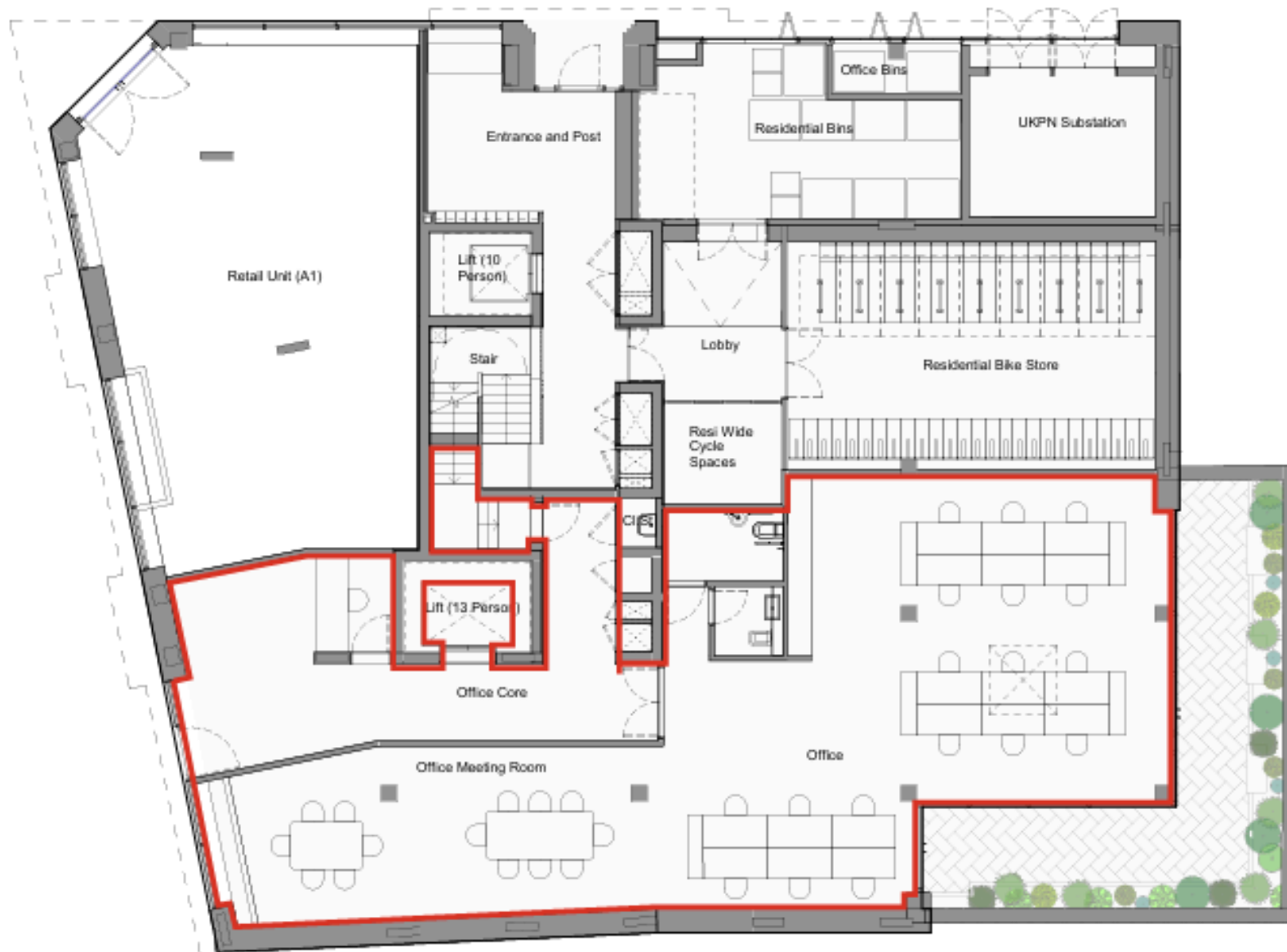
Notable members include The British Museum, The Francis Crick Institute, University College London, The British Library as well as leading technology companies such as Meta, Google LinkedIn and Benevolent AI.

## 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.

**Acorn House**

Ground Floor : 2,171 sq. ft.



Lower Ground Floor : 2,847 sq. ft.



This is a CGI

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## Planning

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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.

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## Further information

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