

New
Printing

222-236 Gray's Inn Road

House
Square

WC1

4,000 – 58,000 sq ft
office space to let

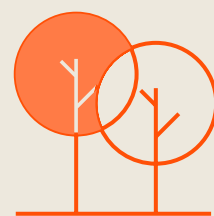
Step

New Printing House Square occupies a prominent position on Gray’s Inn Road between Farringdon and King’s Cross.

The building provides cost effective office space available fully fitted – comprising 4,000-58,000 sq ft over six floors. The space is highly flexible, with multiple occupation options available.



Fully fitted office space



Landscaped courtyard garden



— ahead

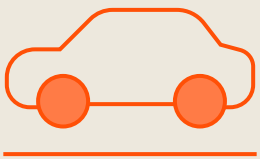
Take



Highly —



**On-site facilities
Management service**



**On-site
car parking**



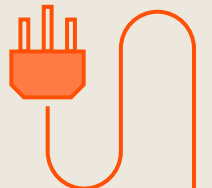
**Large central
atrium**



**Bicycle
storage**



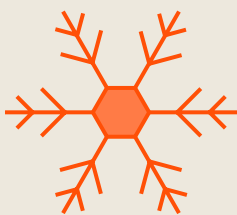
**Suites available with
shower & changing facilities**



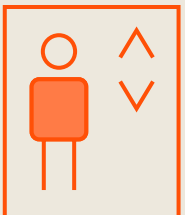
**Perimeter
trunking**



**Part suspended
& exposed ceilings**



**Comfort
cooling**



**7 passenger
lifts**

flexible

Fully

Some floors are offered in existing fit-out condition, with high quality fittings and furnishings ready for an occupier to make the space their own. The floors are available on a fully fitted basis through the Landlord.

The contemporary and bright floors offer excellent space, complete with workstations, meeting rooms, kitchens, and spacious breakout areas in place.



fitted





Make_____

A number of floors are available in part-fitted condition, offering a space for a tenant to carry out their own fit-out.

The bright open office floors features fitted kitchens and meeting rooms, with a versatile floorplate suitable for a range of occupiers.



_____ it yours

Accommodation

Floor	Condition	Availability	Sq ft	Sq m
8th	Fitted	Available	4,153	385.8
Part 7th South	Part Fitted	Available	6,420	596.4
Part 5th North	Part Fitted	Available	12,774	1,186.7
Part 5th South	Part Fitted	Available	6,988	649.2
Part 3rd South	Part Fitted	Available	c.6,000	c.557.4
Part 1st North	Part Fitted	Available	21,292	1,978.1
Total Available Office			57,627	5,353.6



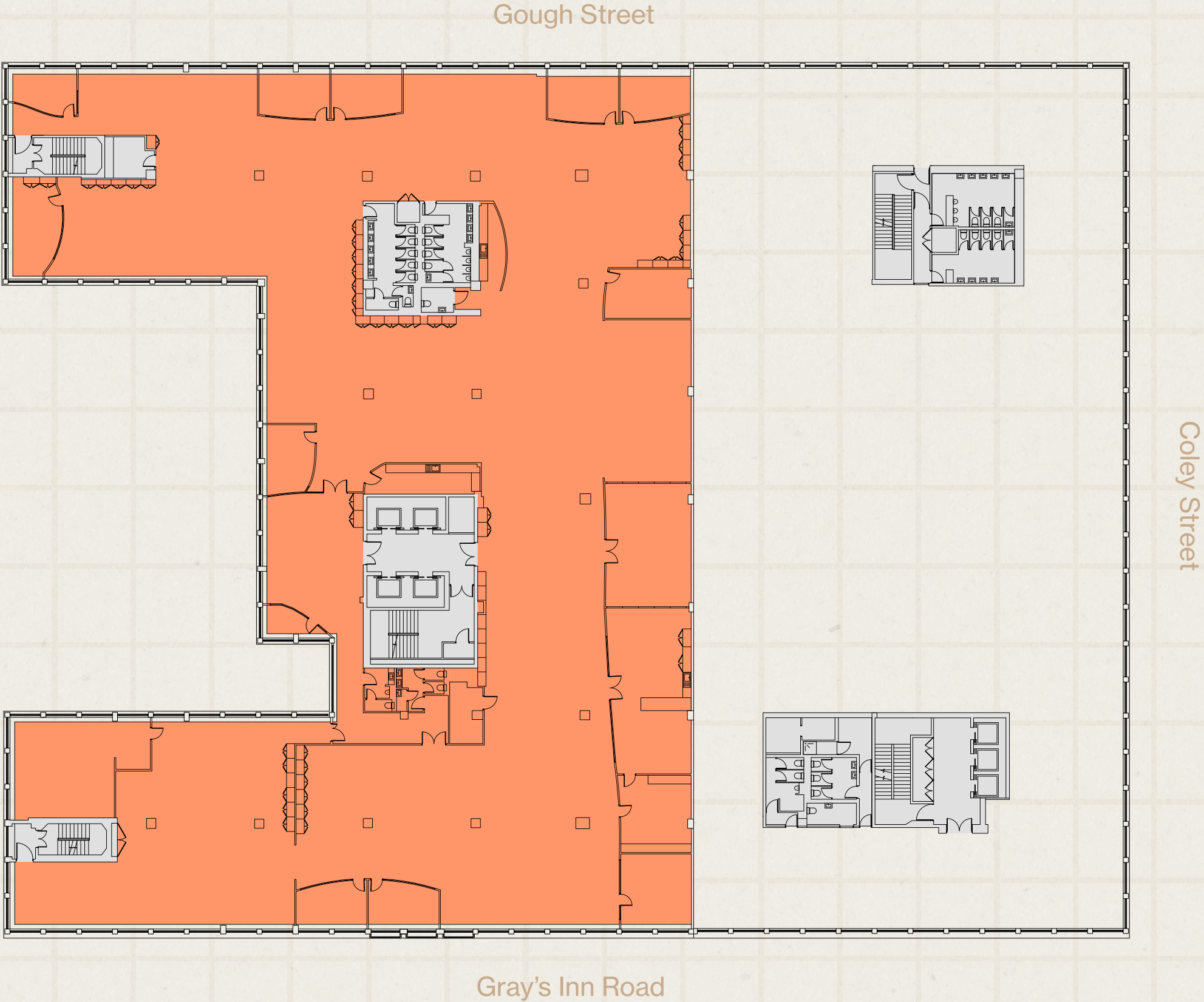
Accommodation

Office North Office South Core

For indicative purposes only. Not to scale.

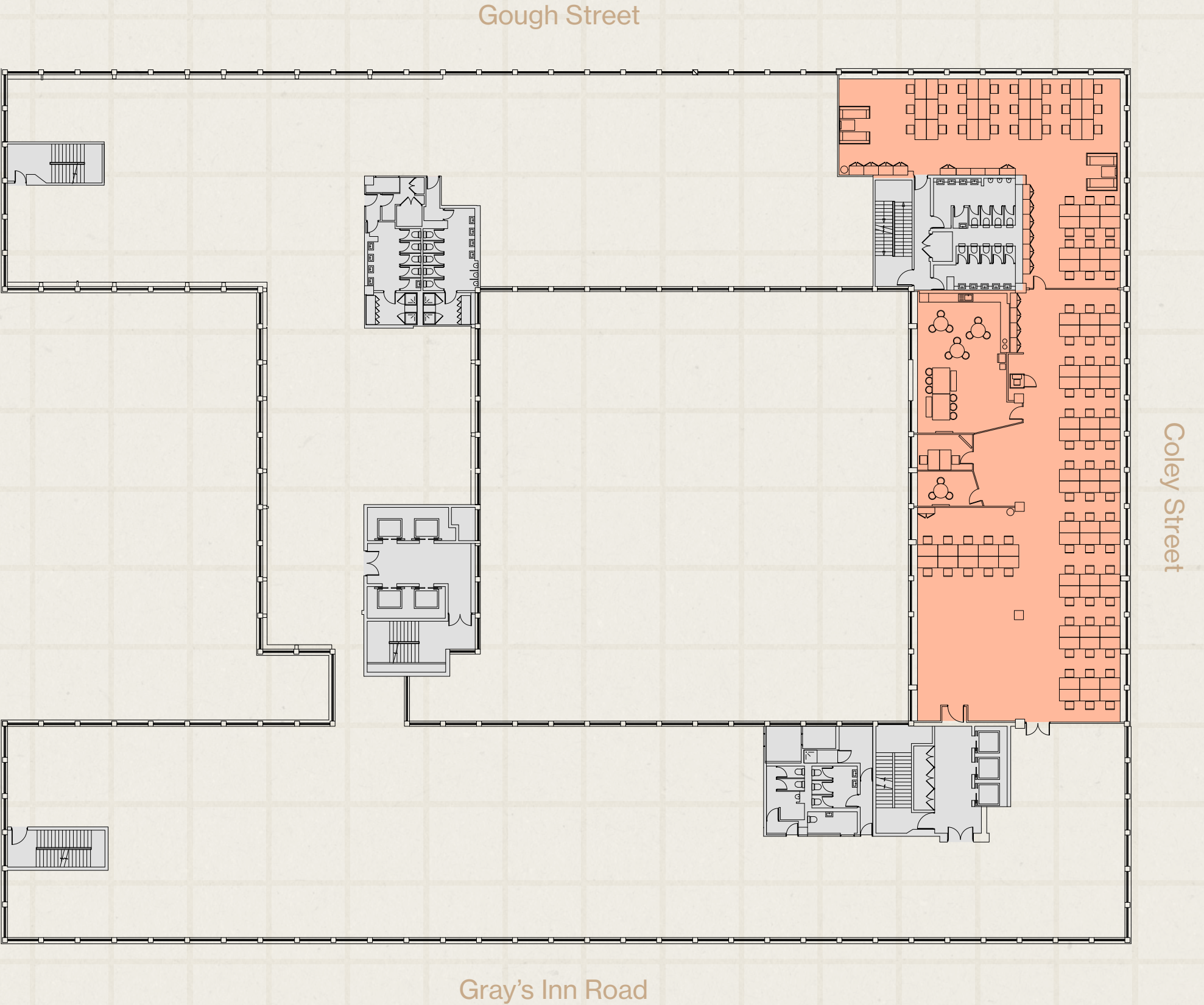
1st floor

North
21,292 sq ft (1,978.1 sq m)



3rd floor

South
c.6,000 sq ft (557.4 sq m)



Accommodation

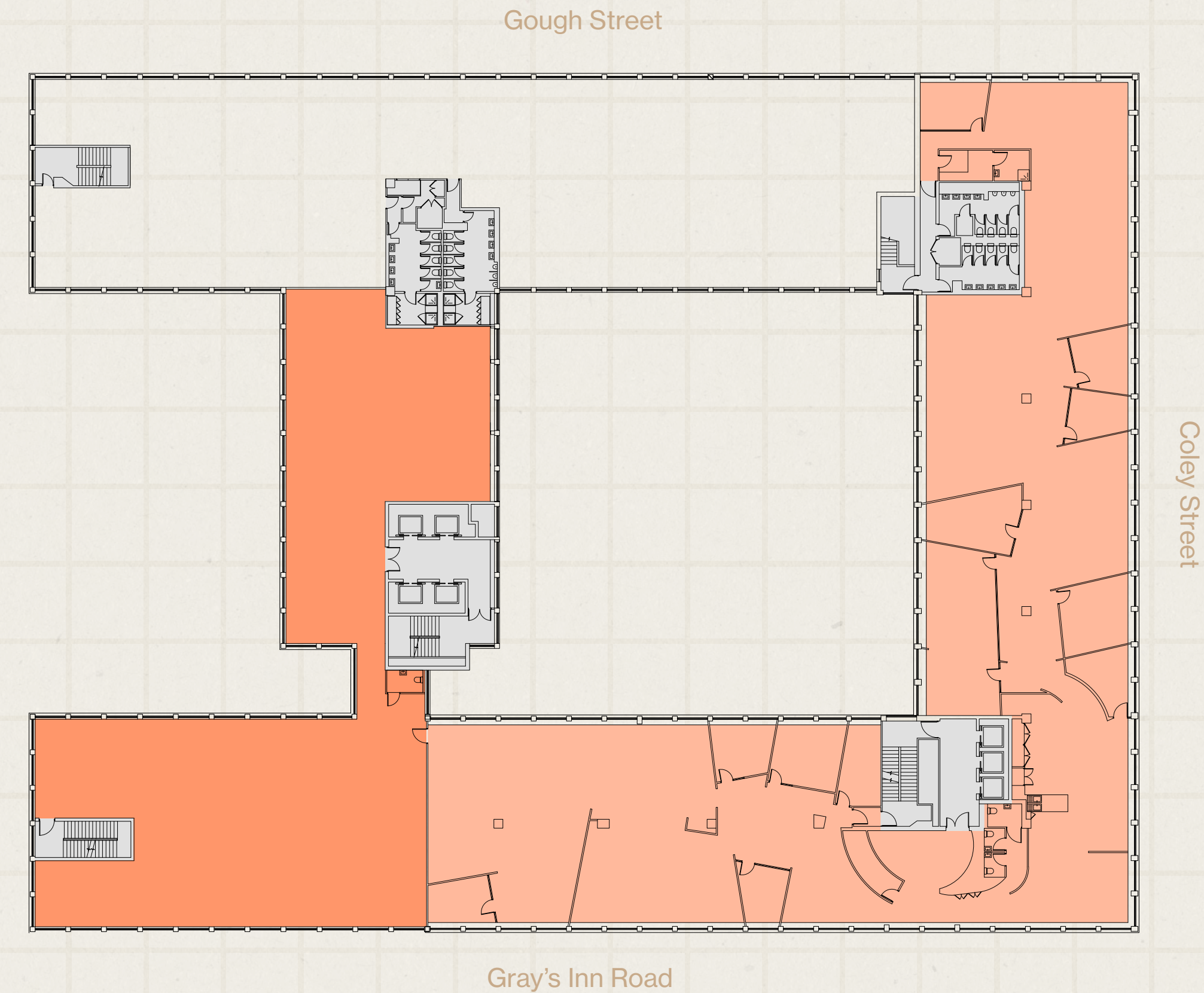
● Office North ● Office South ● Core

For indicative purposes only. Not to scale.

5th floor

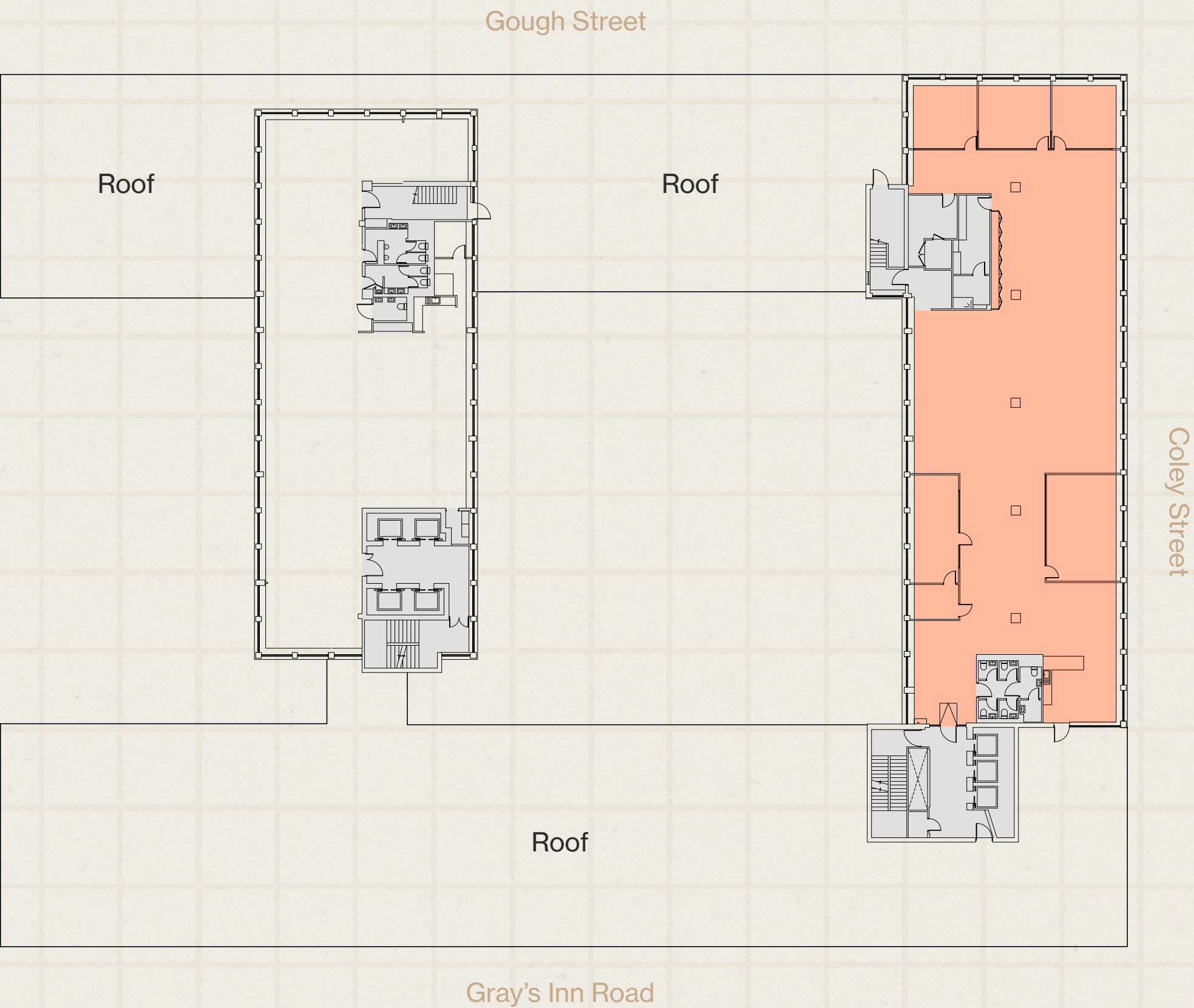
North
6,988 sq ft (649.2 sq m)

South
12,774 sq ft (1,186.7 sq m)



7th floor

South
6,420 sq ft (596.4 sq m)



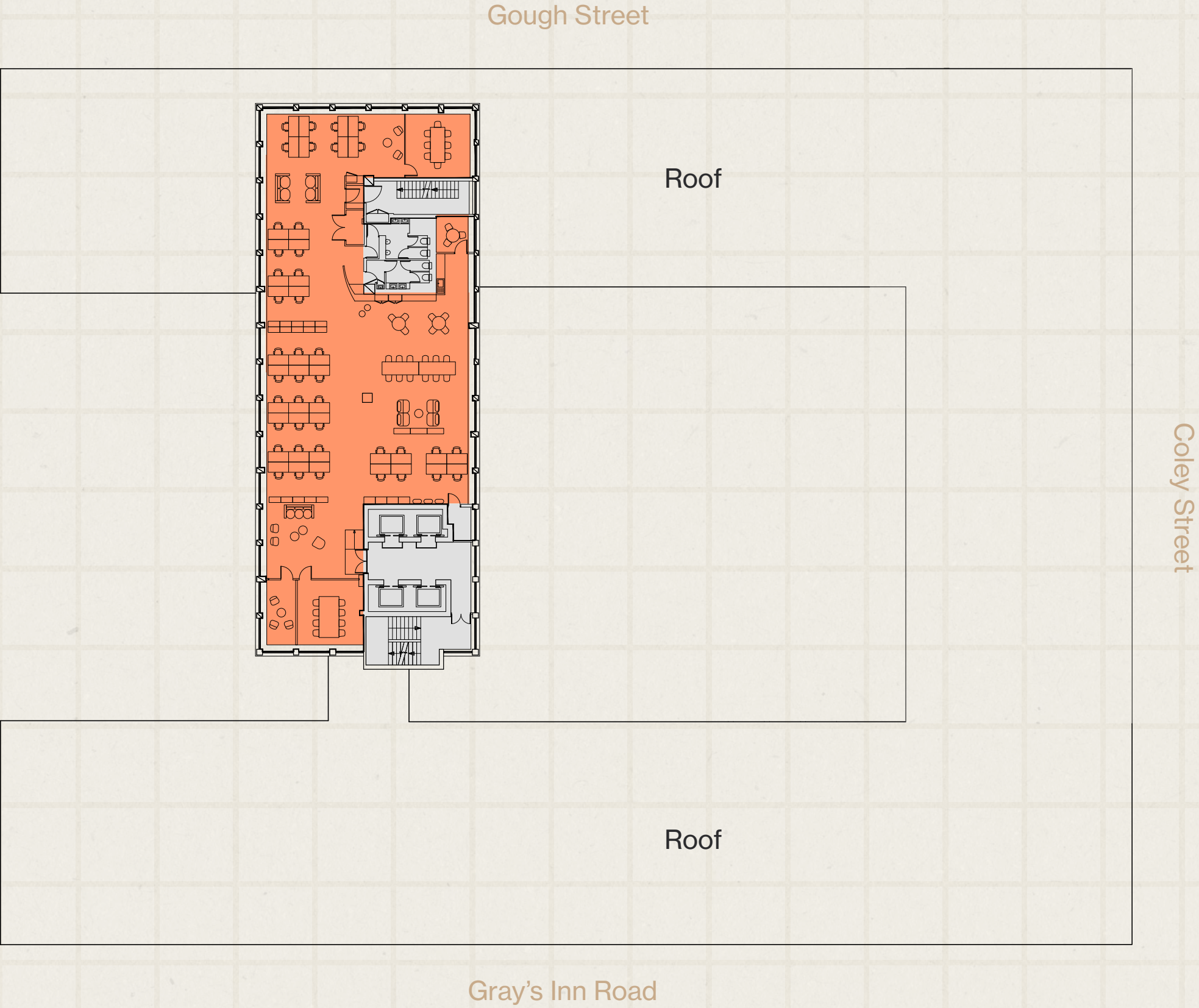
Accommodation

- Office North
- Office South
- Core

For indicative purposes only. Not to scale.

8th floor

North
4,153 sq ft (385.8 sq m)



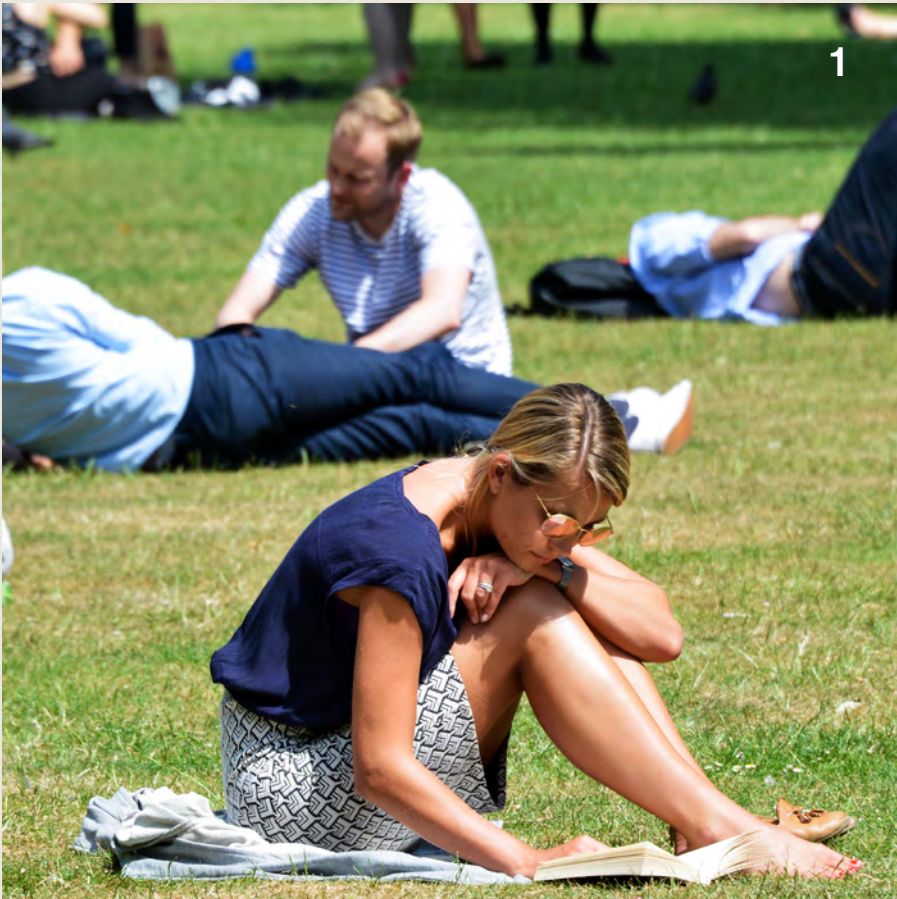
Look

An ideal midtown location benefiting from the bustling business scenes of Farringdon and King's Cross.

The area boasts a plethora of amenities for food and drink along Lamb's Conduit Street, Clerkenwell and Cowcross Street.

Plus ample green spaces nearby to explore including Gray's Inn Gardens and Brunswick Square Gardens.

1	Gray's Inn Gardens
2	Fred
3	Honey & Co
4	La Fromagerie
5	The Lady Ottoline



around

Local

Nestled between the Knowledge Quarter and the creative and tech businesses of Farringdon – New Printing House Square is surrounded by good company.



The British Museum

THE
FRANCIS
CRICK
INSTITUTE

Google

SIEMENS

The
Guardian

YouTube

Meta

TikTok

SONY

IDEO

adidas

AstraZeneca

UNIVERSAL
UNIVERSAL MUSIC GROUP

LinkedIn

itv

depop

Gett.

talent

The Location

Get

Excellent travel connections with easy access to the Elizabeth Line at Farringdon.

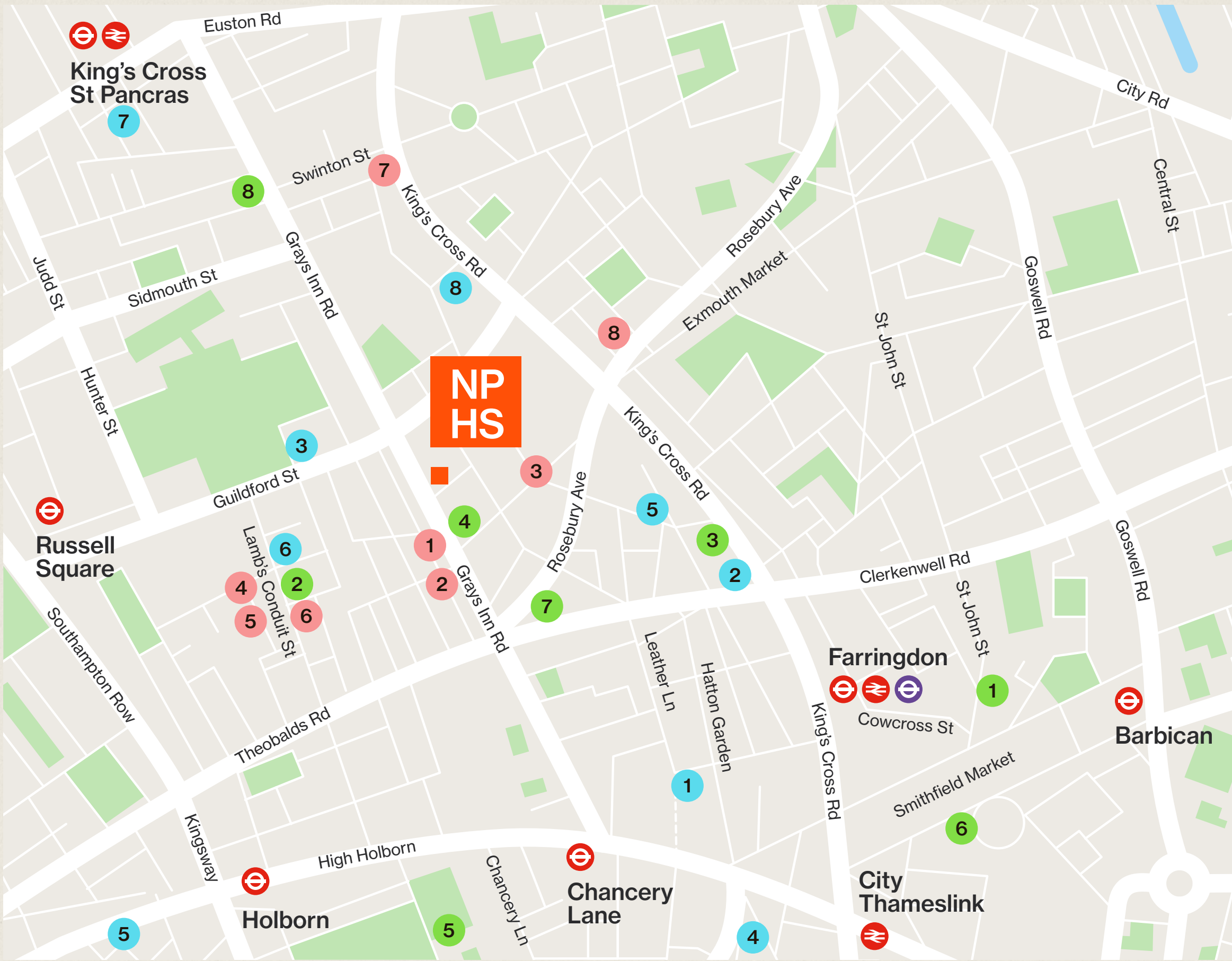
King's Cross St. Pancras is also nearby, providing unparalleled connectivity across London and beyond.

Station walk times

Chancery Lane	Farringdon	King's Cross St. Pancras
08 mins	10 mins	10 mins

Elizabeth line journey times from Farringdon

Bond Street	Liverpool Street	Paddington	Stratford	Heathrow
02 mins	02 mins	08 mins	08 mins	31 mins



Coffee

- 01 Hopper Coffee
- 02 Fred Coffee & Bakery
- 03 Mouse Tail Coffee
- 04 The Espresso Room
- 05 Conduit Coffee House
- 06 Knockbox Coffee
- 07 Frequency Coffee
- 08 Devotion Coffee

Restaurants & Bars

- 01 St. John
- 02 Honey & Co.
- 03 The Piano Works
- 04 Otto's
- 05 MCR
- 06 Origin City
- 07 The Rabbit's Hole
- 08 The Lucas Arms

Gyms & Hotels

- 01 Gymbox
- 02 PureGym
- 03 Nuffield Health
- 04 The Gym Group
- 05 The Coach
- 06 SACO Holborn
- 07 The Standard
- 08 Crowne Plaza

Viewings

Strictly through the joint letting agents:

Terms

Upon application.

EPC

EPC Rating - C(55).

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