

# New Printing

# WC1

# House Square

222-236 Gray's Inn Road

4,000 – 86,000 sq ft  
office space to let

Overview

# 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 4,000-86,000 sq ft over six floors. The space is highly flexible, with multiple occupation options available.



**Fully fitted office space**



**Landscaped courtyard garden**



Overview

Landscaped Courtyard

# Take —



# five

## Specification

# Highly

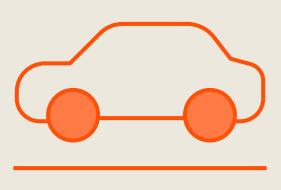


New Printing — House Square

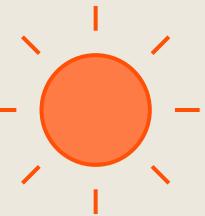
# flexible



On-site Facilities Management service



On-site car parking



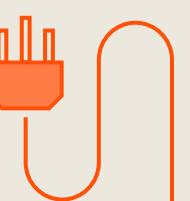
Large central atrium



Bicycle storage



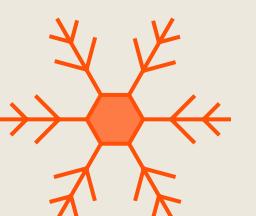
Suites available with shower & changing facilities



Perimeter trunking



Part suspended & exposed ceilings



Comfort cooling



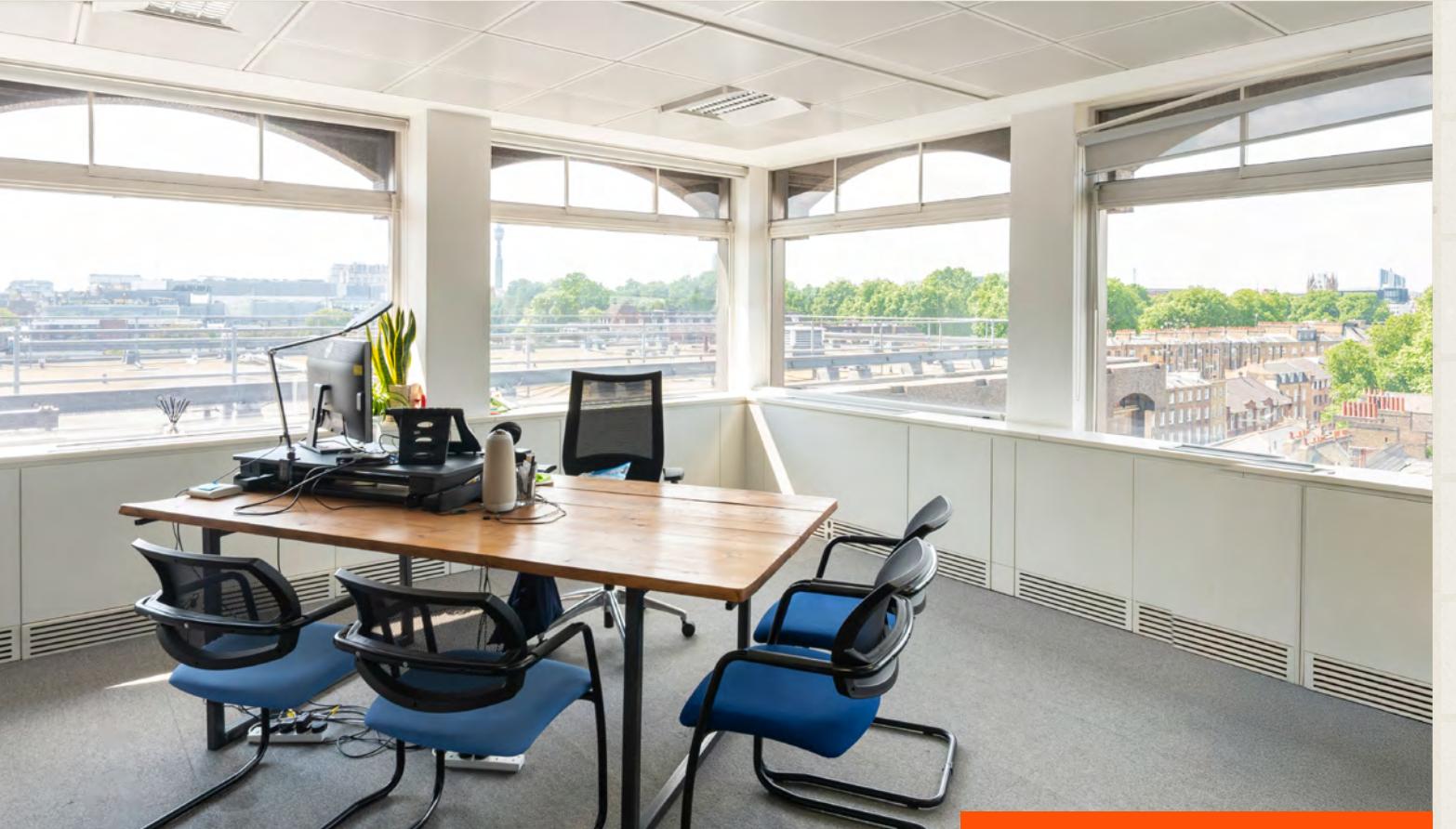
7 passenger lifts

The Space

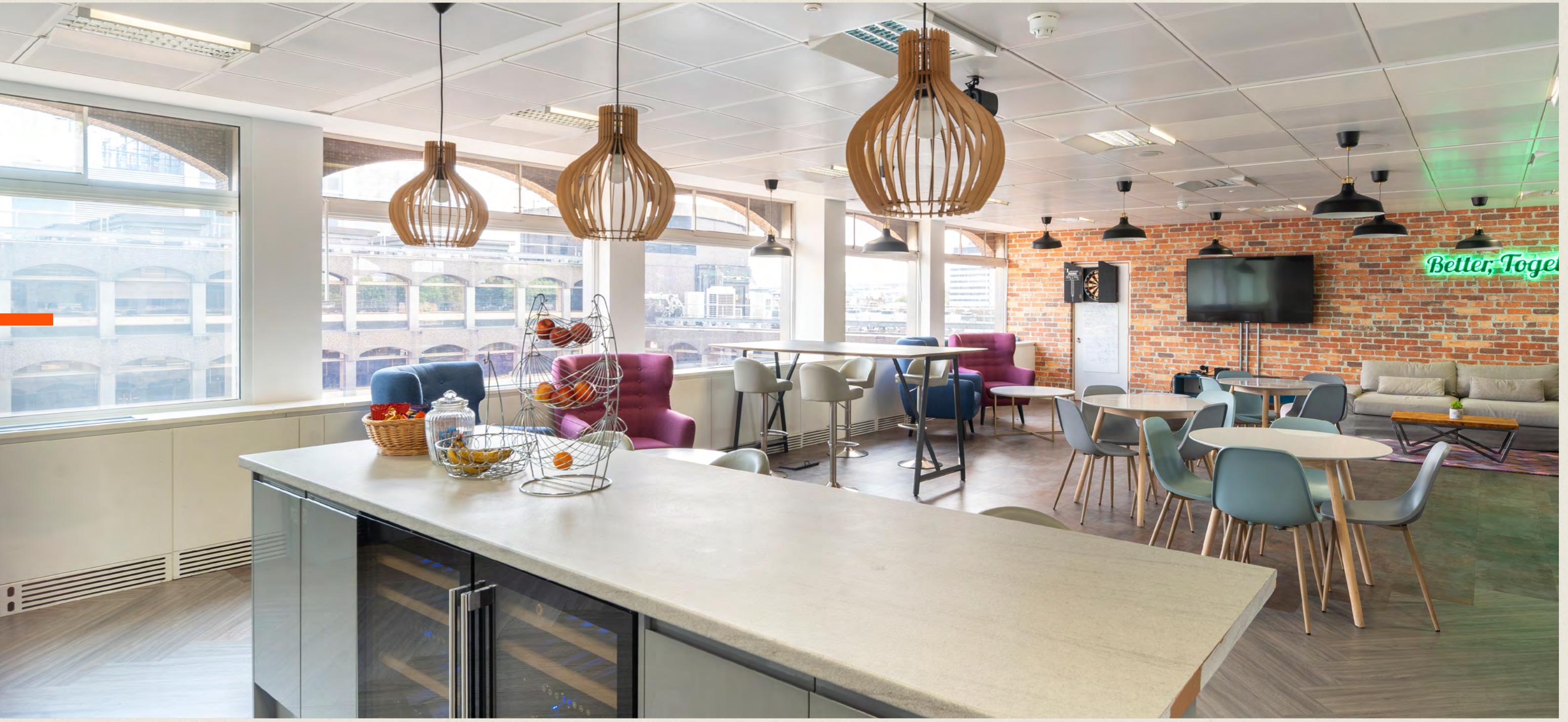
# Fully

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





The Space

# 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 North	Fitted	Under Offer	4,172	387.6
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	4,200	390.2
Part 3rd	Part Fitted	Available	c.6,000	c.557.4
Part 2nd North	Part Fitted	Available	6,553	608.8
Part 2nd South	Part Fitted	Available	20,492	1,903.8
Part 1st North	Part Fitted	Available	21,292	1,978.1
<b>Total Available Office</b>		<b>86,056</b>	<b>7,994.8</b>	



## Accommodation

Office

Core

For indicative purposes only. Not to scale.

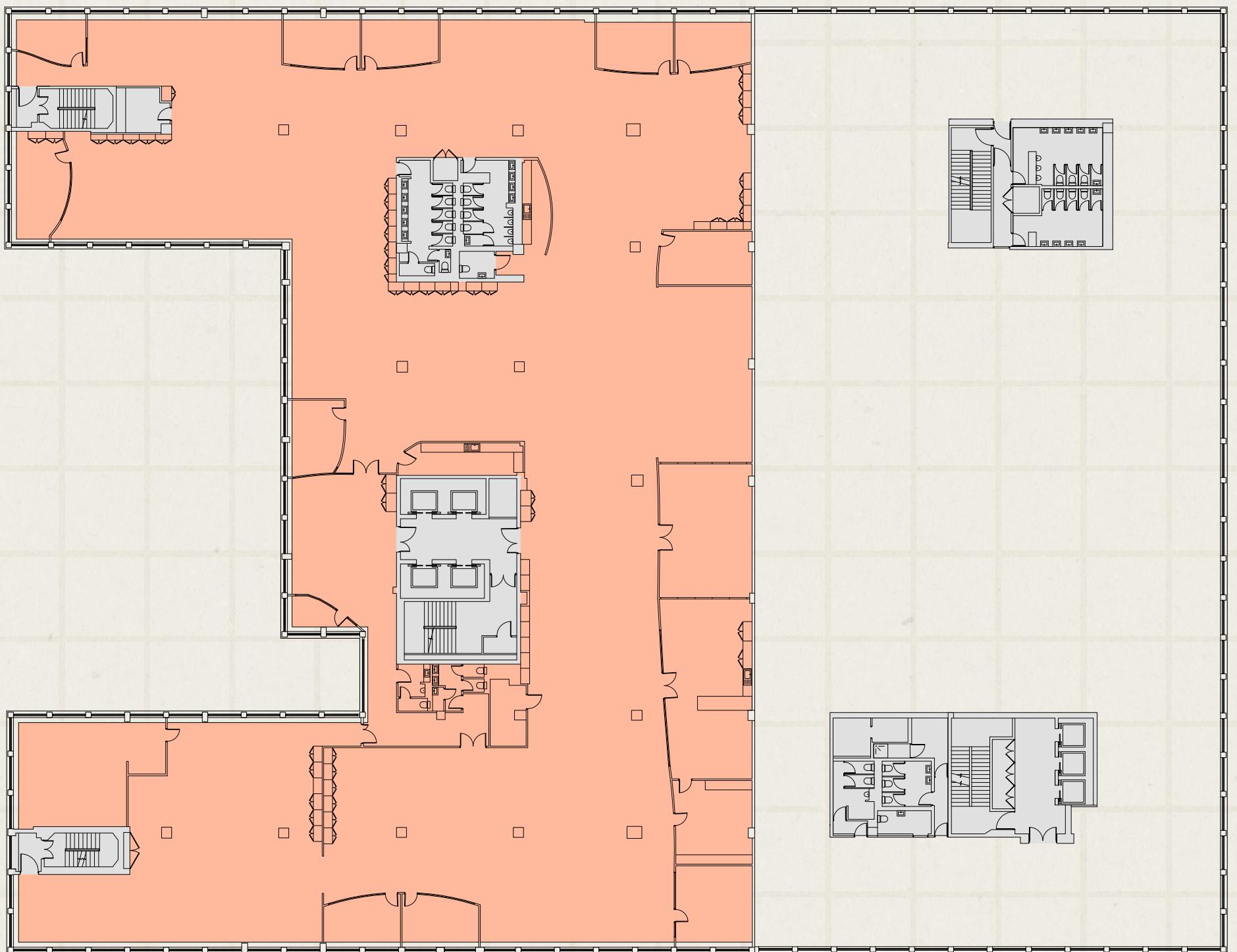


## 1st floor

## North

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

Gough Street



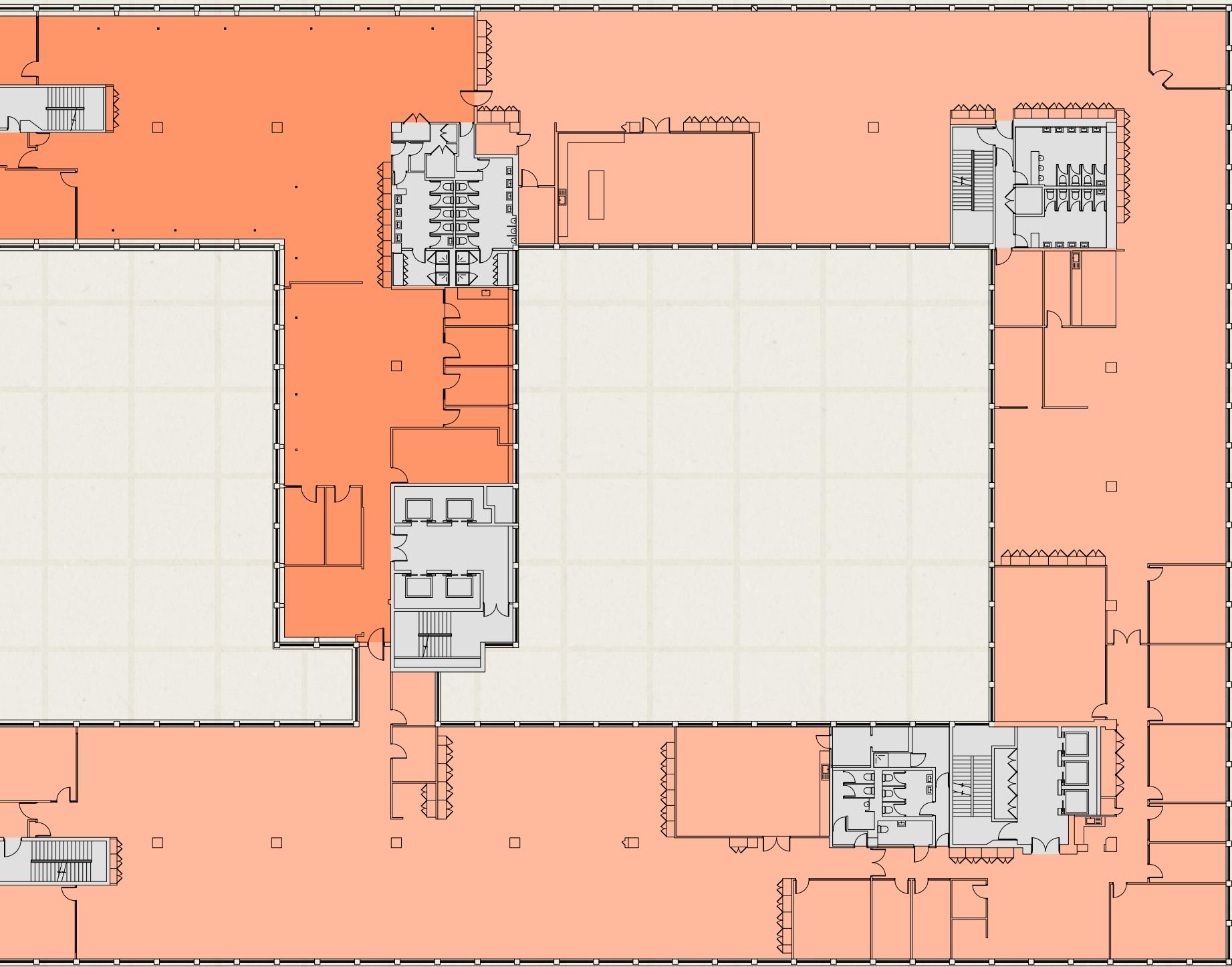
Gray's Inn Road

## 2nd floor

## North

6,553 sq ft (608.8 sq m)

Gough Street



Gray's Inn Road

## South

20,492 sq ft (1,903.8 sq m)

Coley Street

Coley Street

## Accommodation

Office

Core

For indicative purposes only. Not to scale.



## 5th floor

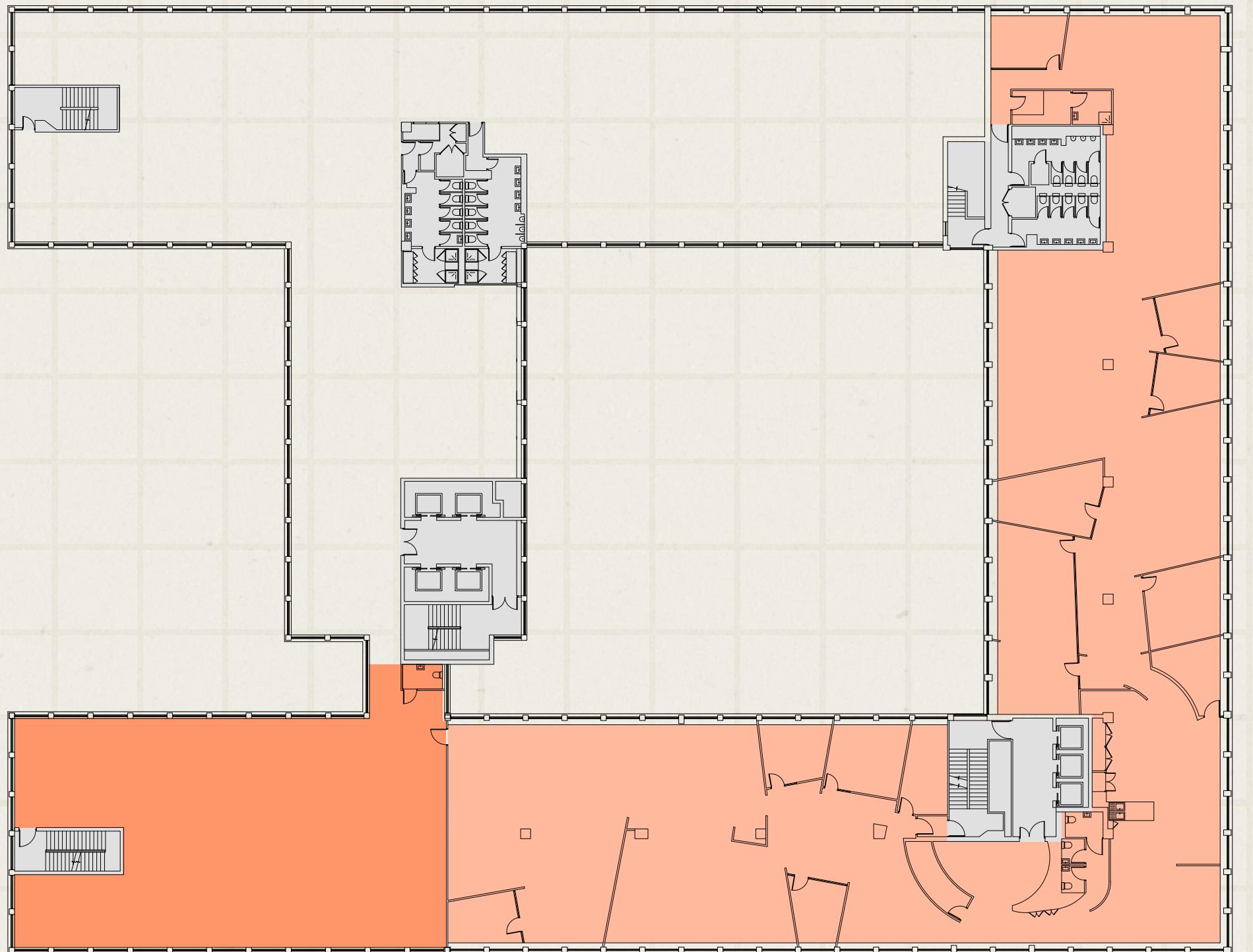
## North

4,200 sq ft (390.2 sq m)

## South

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

Gough Street



## 7th floor

## North

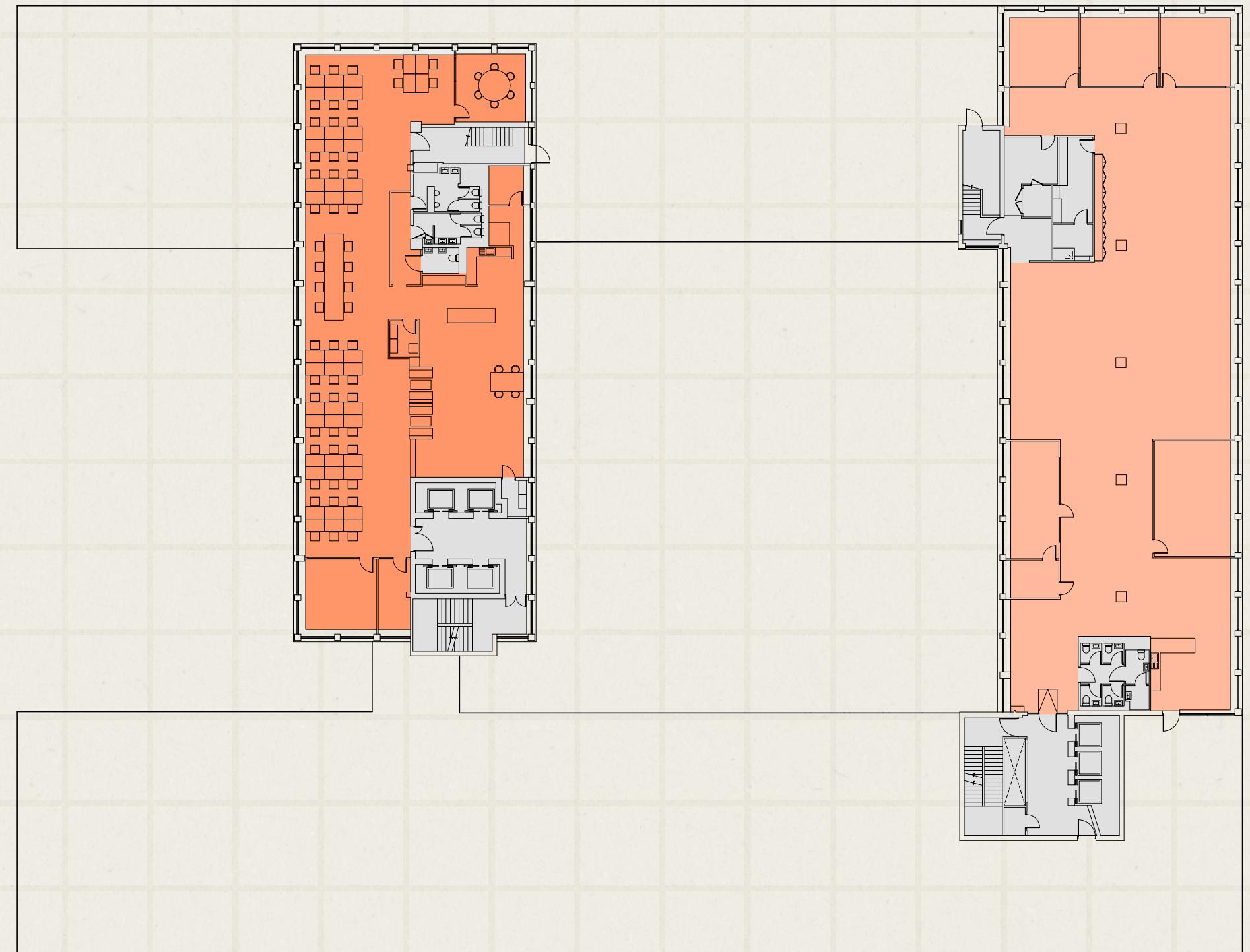
4,172 sq ft (387.6 sq m)

## South

6,420 sq ft (596.4 sq m)

Gough Street

Coley Street



The Location

# LOOK

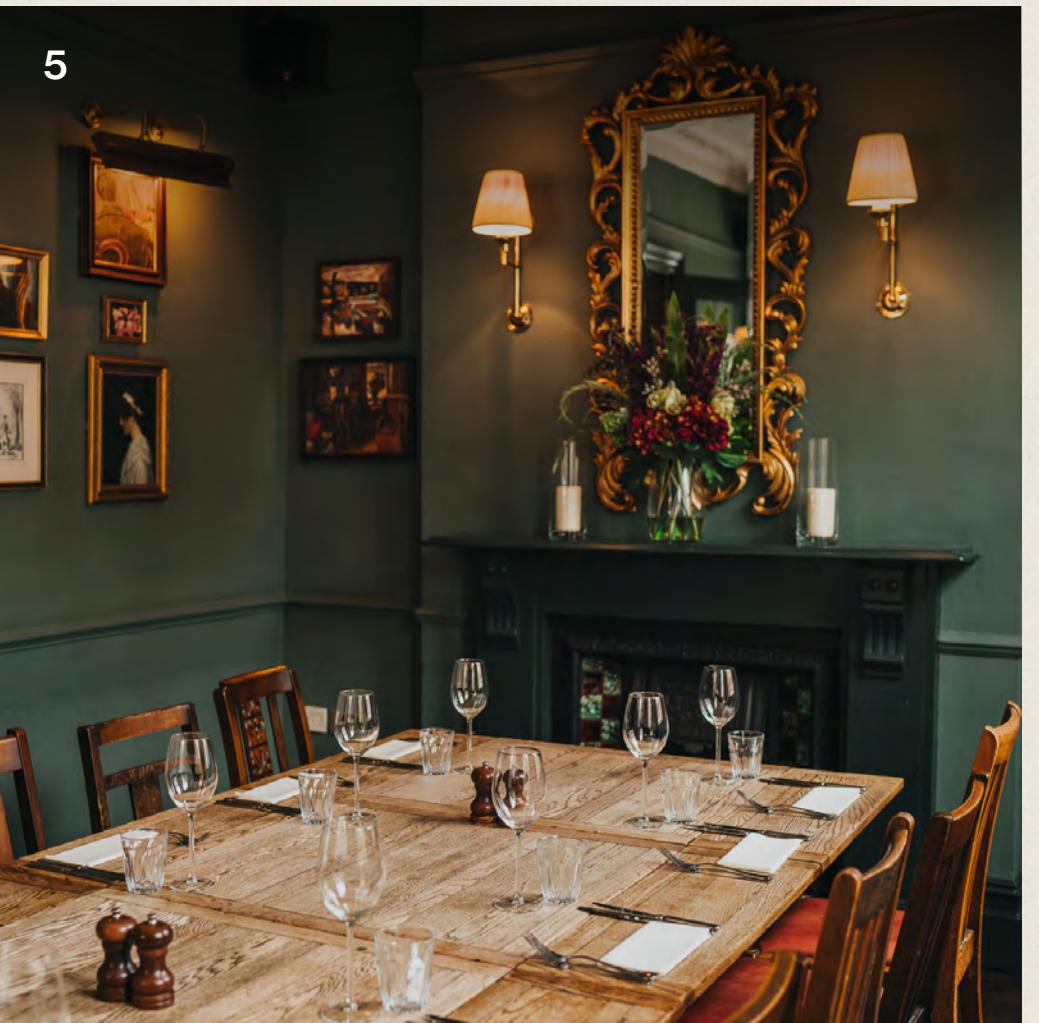
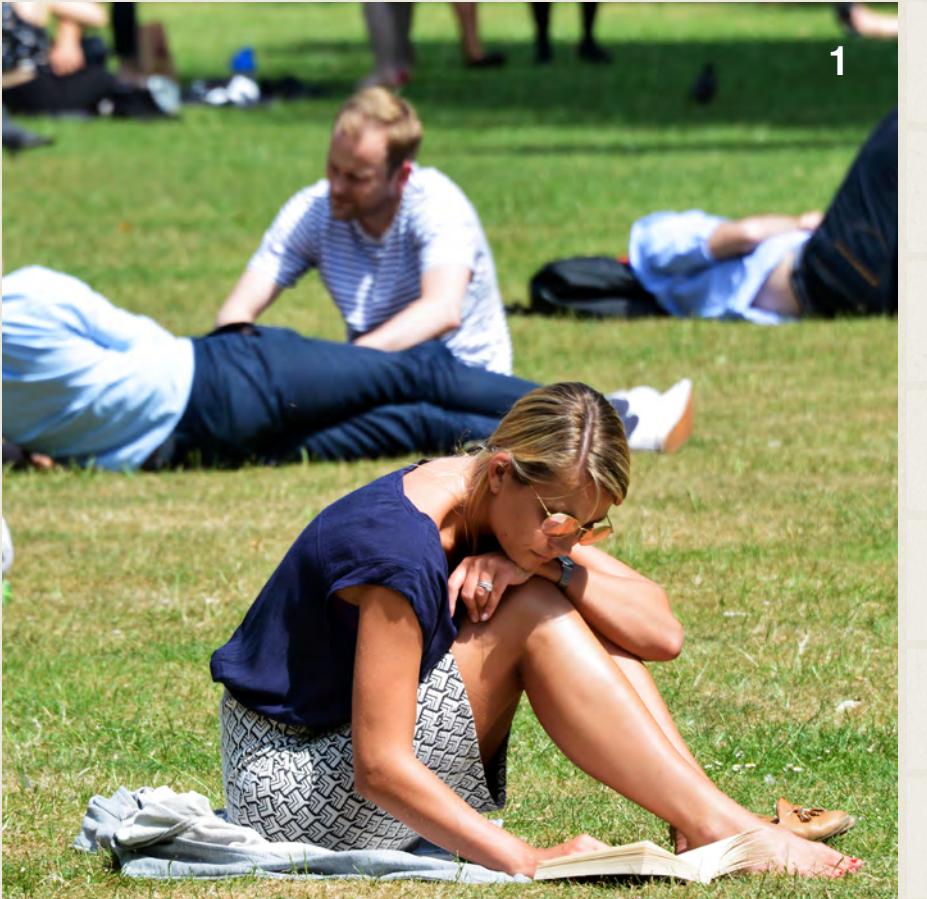
An ideal midtown location benefiting from the bustling business scenes of Farringdon and King's Cross.

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

New Printing — House Square



# around

The Location

# 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

New Printing — House Square

THE  
FRANCIS  
CRICK  
INSTITUTE

Google

SIEMENS

The  
Guardian

YouTube

Meta

  
TikTok

SONY

IDEO

  
adidas


  
AstraZeneca


  
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

08 mins



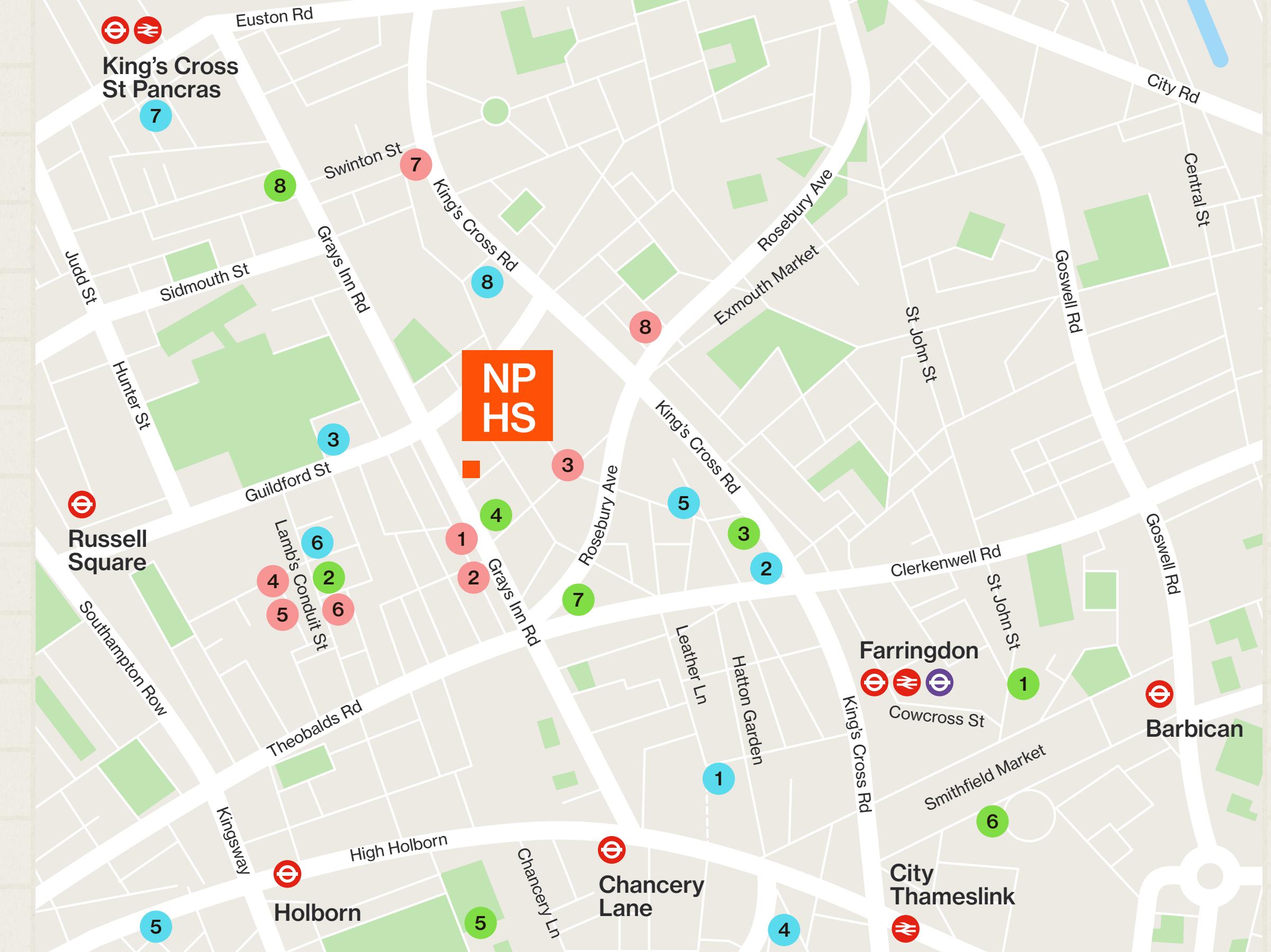
Farringdon

10 mins



King's Cross St. Pancras

10 mins



## Elizabeth line journey times from Farringdon

Bond Street

02 mins



Liverpool Street

02 mins



Paddington

08 mins



Stratford

08 mins



Heathrow

31 mins



# moving

New Printing — House Square

## 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.

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