



## 99 Gray's Inn Road, London, WC1X 8TY

Available Now!

3rd Floor - 1,133 sq ft

2nd Floor - 1,165 sq ft

Ground - 800 sq ft

Partially fitted with 3 meeting rooms and kitchenette

### Summary

Tenure	To Let
Available Size	1,133 sq ft / 105.26 sq m
Rent	£37.50 per sq ft
Service Charge	£9.50 per sq ft
Rates Payable	£15.84 per sq ft
EPC Rating	Upon Enquiry

### Key Points

- 3 x Fitted Meeting Rooms
- Fitted Kitchenette
- Excellent transport links
- Excellent local amenities
- Flexible lease terms

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## Location

The building is located on the western side of Gray's Inn Road directly opposite the ITN building. It is easily accessible from Chancery Lane (Central) and Russell Square (Piccadilly) Underground Stations, with Kings Cross Station to the North.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
3rd	1,133	105.26	To let	Available
2nd	1,165	108.23	To let	Available
Ground	800	74.32	To let	Available
Total	3,098	287.81		

## Specification

3 x Fitted meeting Rooms

Kitchenette

VRV Air conditioning

Perimeter trunking

LG7 Lighting

Solid plastered ceilings

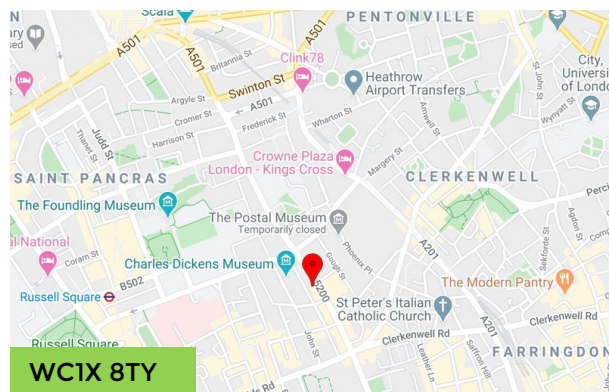
Solid wood floors

Passenger lift

Excellent natural light

## Terms

New flexible lease available directly from the landlord.



## Viewing & Further Information

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