



Fanz House, 99 Gray's Inn Road, London, WC1X 8TY

Efficient Office Floors - Under Refurbishment
New Flexible Lease Terms from the Landlord

Summary

Tenure	To Let
Available Size	800 to 5,724 sq ft / 74.32 to 531.78 sq m
Rent	£37.50 per sq ft
Service Charge	£9.50 per sq ft estimated
Business Rates	Refer to availability table
EPC Rating	Upon enquiry

Key Points

- Office space is under refurbishment
- Excellent transport links
- Flexible lease terms
- Excellent local amenities

Fanz House, 99 Gray's Inn Road, London, WC1X 8TY

Summary

Available Size	800 to 5,724 sq ft
Rent	£37.50 per sq ft
Business Rates	Refer to availability table
Service Charge	£9.50 per sq ft estimated
VAT	Applicable
EPC Rating	Upon enquiry

Location

Fanz House is located on the western side of Gray's Inn Road and located directly opposite the ITN building.

The property is serviced by a variety of transport connections, including Chancery Lane underground station (Central line), Russell Square underground station (Piccadilly line), Farringdon station (Elizabeth, Circle, District Underground Stations, with Kings Cross Station to the North.

Accommodation

The accommodation comprises of the following floors.

Name	sq ft	sq m	Rates Payable (sq ft)	Service Charge (sq ft)	EPC
3rd	1,133	105.26	£16.26	£9.50	C (68)
2nd	1,165	108.23	£16.04	£9.50	B (44)
1st	1,165	108.23	£19.16	£9.50	B (45)
Ground	800	74.32	£16.22	£9.50	C (67)
Lower Ground	1,461	135.73	£8.26	On Application	-

Specification

3rd Floor benefits from an existing tenants fit-out, including:

- kitchenette
- air-con
- perimeter trunking
- LG7 lighting
- solid plastered ceilings
- solid wood floors
- Passenger lift

Terms

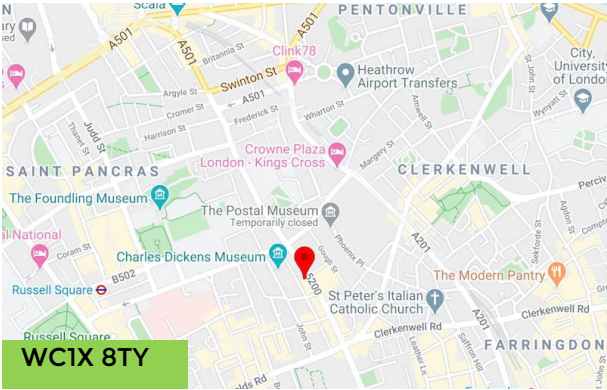
New flexible leases are available directly from the Landlord.

Viewings

Viewings, by appointment only, via sole agents, Kinney Green.

Video

- 3rd Floor - Video Tour - <https://youtu.be/xHM9uVMWLoo>



Viewing & Further Information

Emma Burgess
0207 643 1533 | 07845 053 457
e.burgess@kinneygreen.com

Neil Warwick
0207 643 1531 | 07748 907 072
n.warwick@kinneygreen.com

Jo Gospage
0207 643 1506 | 07887 571453
j.gospage@kinneygreen.com