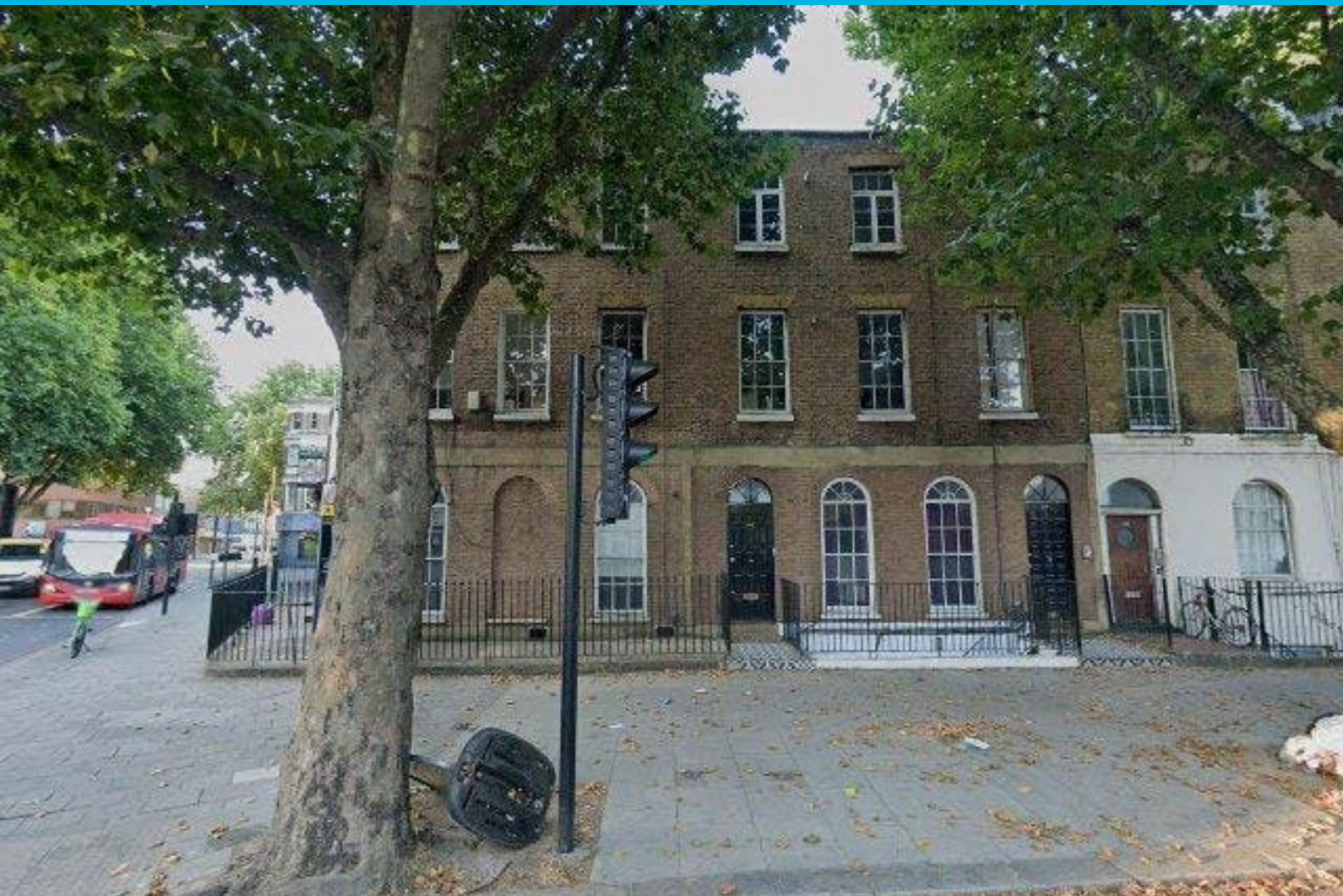
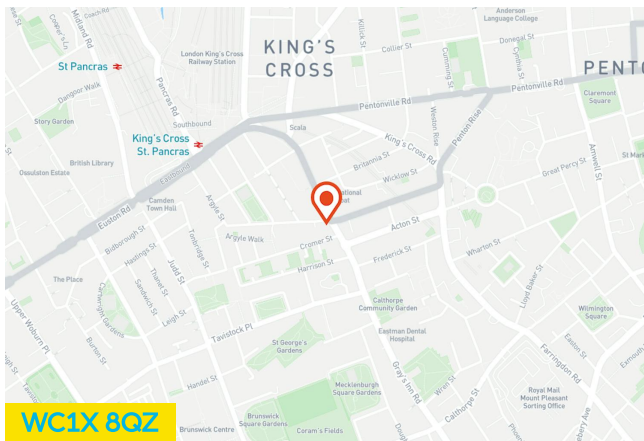


TO LET, OFFICE, 257 TO 4,551 SQ FT

247-249 GRAY'S INN ROAD, LONDON, WC1X 8QZ



4,551 sq. ft. of Offices available now on Gray's Inn Road



- E Class Offices
- Great Natural light
- Self contained or floor by floor
- Period property

OVERVIEW

Available Size	257 to 4,551 sq ft
EPC	-

DESCRIPTION

247–249 Gray’s Inn Road is a characterful late 19th / early 20th century building, offering a prominent corner position at the junction with Argyle Street. The property benefits from excellent frontage and strong visibility, with retail space at ground floor level and versatile commercial accommodation above. Occupying the full footprint of its site, it provides a rare opportunity to secure space in a well-connected and vibrant central London location.

LOCATION

Gray’s Inn Road is a central London artery that connects Midtown in the south to King’s Cross and Farringdon. The immediate vicinity benefits from proximity to the King’s Cross regeneration area, a dynamic blend of office, retail, leisure, and residential development.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	1,029	95.60	Available
Ground	1,130	104.98	Available
1st	1,065	98.94	Available
2nd	1,070	99.41	Available
3rd	257	23.88	Available
Total	4,551	422.81	

VIEWING & FURTHER INFORMATION

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