



Office To Let

New Printing House Square

222-236 Gray's Inn Road, London, WC1X 8HB

Economical Offices available on leases to June 2029

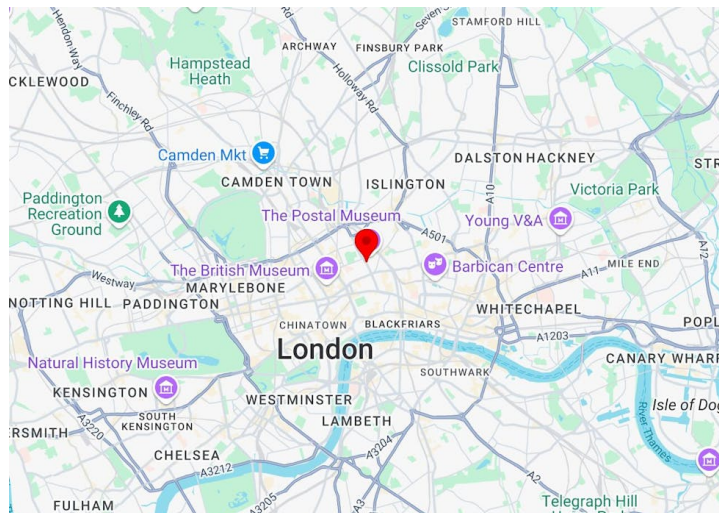
4,153 to 84,672 sq ft (385.83 to 7,866.29 sq m)

**AVISON
YOUNG**

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Summary

Available Size	4,153 to 84,672 sq ft / 385.83 to 7,866.29 sq m
Rent	£20 - £49.50 per sq ft
Rates Payable	£19 per sq ft
Service Charge	£13.80 per sq ft
EPC	Upon enquiry

Description

A landmark building home to a variety of occupiers, the buildings block date has been moved to June 2029 allowing for short term economical lettings. A variety of space available, in Cat A and part fitted condition.

The building itself has a large private garden, dual manned receptions, car parking and cycle facilities.

Location

The property is conveniently located within close proximity to Chancery Lane (Central Line), Farringdon (Circle, District, Hammersmith & City, Metropolitan and Elizabeth Lines) Kings Cross (Thameslink, Eurostar, Piccadilly, Circle, Metropolitan, Hammersmith and City and Victoria Lines) stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th - Part	4,153	385.83	Available
7th - Part Fitted	4,172	387.59	Let
7th - South	6,420	596.44	Available
5th - North	12,774	1,186.74	Available
5th - South	6,988	649.21	Available
3rd - Part	6,000	557.42	Available
2nd - North	6,553	608.79	Available
2nd - South	20,492	1,903.77	Available
1st - North	21,292	1,978.09	Available
Total	88,844	8,253.88	

Specification

Newly Refurbished Reception
Communal Landscaped Gardens
Cycle Parking
Car Parking by separate arrangement



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