



SAVOY STEWART
COMMERCIAL PROPERTY

HEALTHCARE
TO LET

285-287 GRAYS INN ROAD

King's Cross, WC1X 8QD

Medical Property to rent



KEY POINTS

- > D1 medical use
- > Close to Kings Cross Station
- > Good Natural Light
- > Redecorated entrance hall

TENURE	TO LET
SIZE	1,027 SQ FT
RENT	£45,000 PER ANNUM
EPC	B (45)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is located on Gray's Inn Road, within immediate proximity of Kings Cross Railway Station, and also London St Pancras International. The area is serviced by the Piccadilly, Northern, Victoria, Hammersmith and City, Circle, and Metropolitan lines providing excellent transport links across London. Kings Cross is a hub of activity, and numerous developments are taking place nearby, both commercial and residential.

ACCOMMODATION

The accommodation comprises the 2nd and 3rd floors of the property. The property is laid out to provide a waiting area and a 6 consultation/ treatment rooms.

Name	Sq ft
3rd	517
2nd	510
Total	1,027

SPECIFICATIONS

- D1 medical use
- Entryphone
- Plumbing to all rooms
- Kitchenette
- Immediately available
- Tiled and vinyl flooring
- reception facilities available

LEASE

A new sublease is available for a term by arrangement.

RENT

£45,000 per annum exclusive of rates and service charges.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

RENT

£45,000 per annum

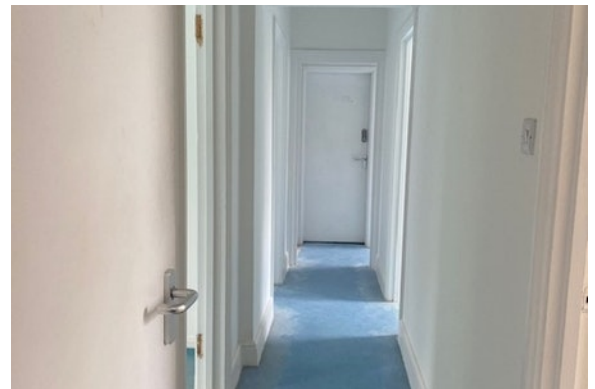
BUSINESS RATES

Rates Payable: £14,080 per annum

(based upon Rateable Value: £27,500 and UBR: England Standard 51.2p)

SERVICE CHARGE

£12,000 per annum



VIEWING & FURTHER INFORMATION



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