



BRAND NEW, MODERN OFFICE FOR RENT

TO LET

WC1X 9NT

3,553 sq ft

(330.08 sq m)

A newly constructed, self contained office building that is arranged over ground and lower ground floors and a few minutes to KX station

- Newly constructed
- Modern design
- Self contained
- Rear terrace garden
- Full air conditioning
- Low costs
- Convenient location
- DDA compliant
- Own cycle store and shower

Acorn House, 314 - 320 Gray's Inn Road, London, WC1X 9NT

Summary

Available Size	3,553 sq ft
Rent	£105,000 per annum
Rates Payable	£65,500 per sq ft Estimated
Service Charge	£26,500 per annum Estimated
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Acorn House provides an opportunity to occupy a newly constructed, contemporary designed office in King's Cross.

Arranged over lower ground and ground floors with a lift connecting the 2 floors, full air conditioning, good natural light and generous floor to ceiling heights across both floors.

Location

Acorn House is located on junction of Gray's Inn Road and Swinton Street in buzzing King's Cross.

Situated less than 5 minutes from King's Cross + St Pancras Stations, thereby providing access to London Underground's Northern, Piccadilly, Victoria, Circle, Metropolitan and Hammersmith + City lines as well as main line and international rail services.

Accommodation

The accommodation comprises the following floor areas and costs:

Name	sq ft	Total month	Total year
Unit - Ground + Lower Ground	3,553	£16,416.67	£197,000
Total	3,553	£16,416.67	£197,000

Terms

A lease is available directly from the landlord.

Availability

This property is ready to occupy now.

Inspections

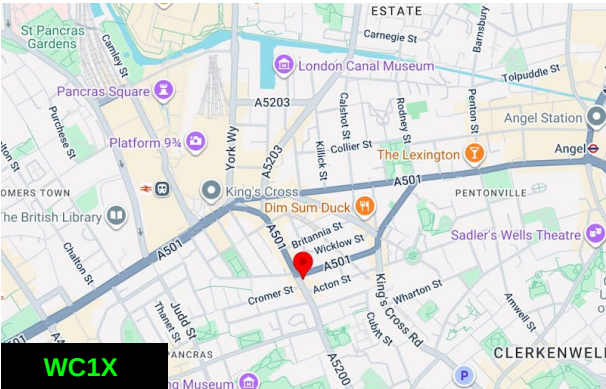
All inspections via the landlord's joint sole agents, David Shapiro of Ashurst Real Estate (07970 128 599) or James Walsh of Centa (07968 470 731).

Further Information

Further information, photos, floor plans etc. can be found at <https://bit.ly/AcornHouseKingsCross>

Ashurst Real Estate

If this property is not for you, take a look at our other available properties at <https://bit.ly/AshurstREproperties>



Viewing & Further Information

David Shapiro



07970 128599 | 020 7419 5117
ds@ashurstre.london