



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Fitted & furnished Kings Cross office

2nd Floor, 275 Grays Inn Road, London, WC1X 8QB



- 2,400 Sq Ft (223 Sq M)
- Kings Cross Station - 5 minute walk
- Fitted, furnished & cabled to good standard
- Modern, media style office development

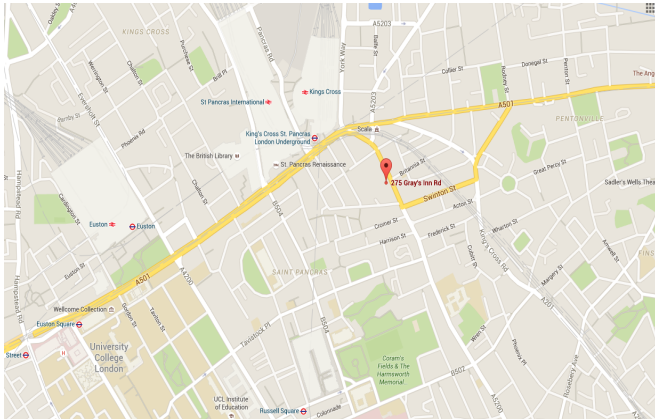


Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

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Location



Situated on the West side of Grays Inn Road opposite to the junction with Britannia Street, the property is moments from Kings Cross Station and benefits from the ongoing investment in the local infrastructure and retail amenities.

Description

The property underwent a substantial refurbishment in 2013 and benefits from the following amenities:

- Newly decorated reception with concierge
- Fully DDA compliant
- Air conditioning
- Entryphone system out of hours
- New 8 person passenger lift
- CAT5 cabling and full access raised floors
- Ecophon energy efficient lighting
- Kitchenette in situ
- Cycle parking with showers
- Furniture can potentially be made available

Accommodation	Sq. ft	Sq. m
2nd floor	2,400	223

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

c. £19.50 per sq ft

Terms

New lease direct from the Landlord.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Rent

£62.50 per sq ft

Service Charge

Circa £9.00 per sq ft

Energy Performance Certificate

B Rating (44)

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Toby Chapman

Lambert Smith Hampton

0207 198 2333

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Harry Gittoes

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2nd Floor, 275 Grays Inn Road, London, WC1X 8QB

Floor in open plan (currently fitted)



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Kitchen



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Floor Plan (currently fitted)

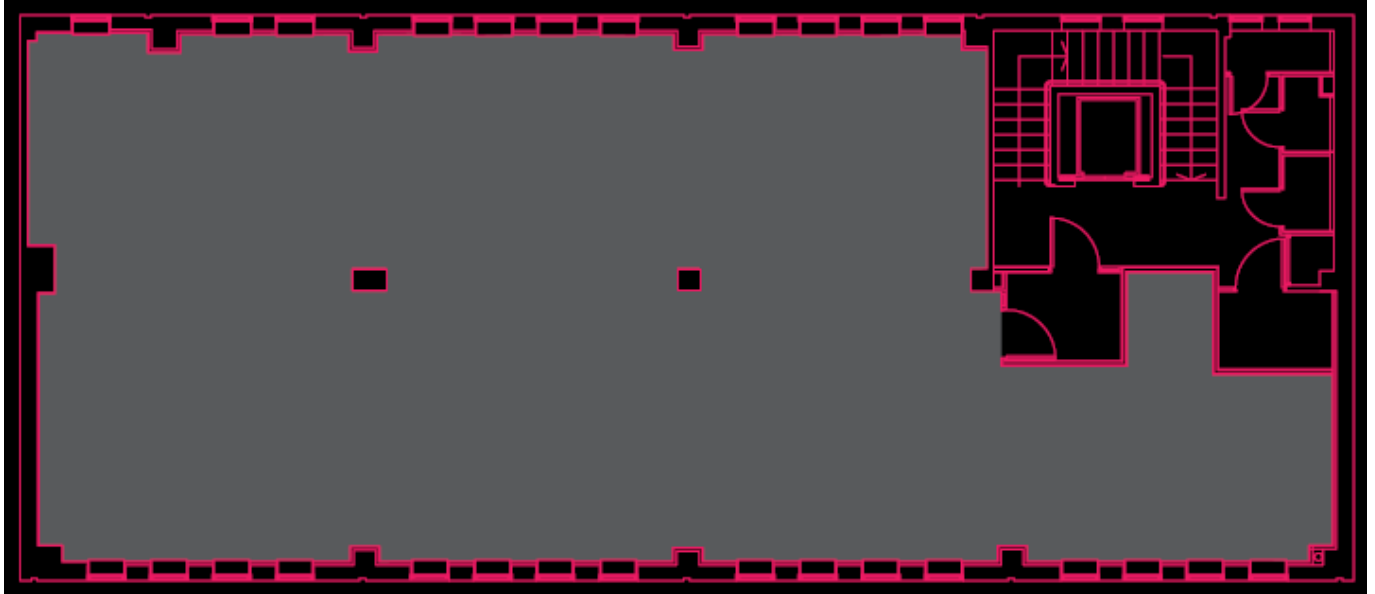


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April 2017

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