



 **DUTCH & DUTCH**

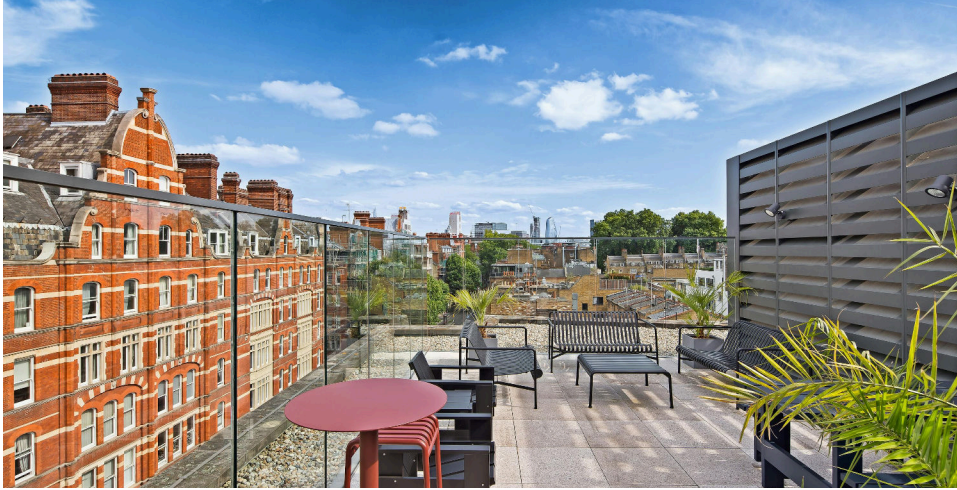
85 GRAYS INN ROAD, 85 GRAY'S INN ROAD, LONDON, WC1X 8TX

OFFICE TO LET | 29,226SQ FT

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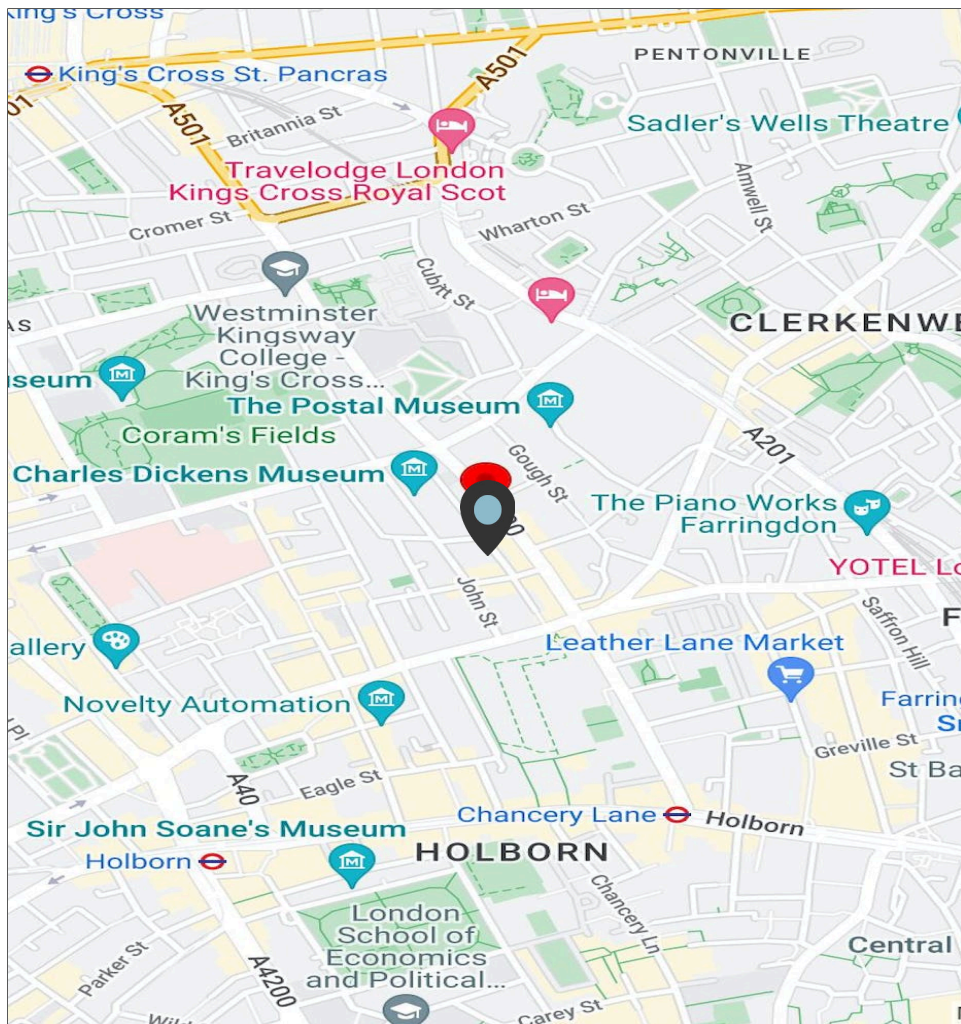
## DESCRIPTION

85 Grays Inn Road has been specifically configured for the life science sector. It is suitable for offices and both wet and dry laboratories, with every floor offered as a base shell and core for the tenant's bespoke fit out.ewrdweds324e23d2333422werww



## LOCATION

85 Grays Inn Road is in the heart of London's most important life sciences hub, with first class amenities, easy access to top talent, and quick connections to the rest of the UK and beyond.

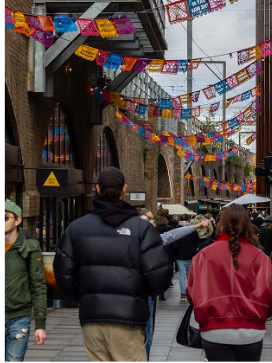
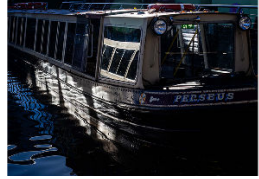


## CAMDEN

Camden, located in North West London, is a vibrant, eclectic neighbourhood known for its alternative culture, rich history, and bustling markets. Visitors can explore Camden Market, a maze of shops, food stalls, and independent boutiques offering everything from vintage clothing to unique crafts. The area is also famous for its music scene, with iconic venues like the Roundhouse and the Electric Ballroom hosting live performances. Camden is home to a wide range of businesses, with music, arts, creatives and a number of fashion brands calling the area home.

### Places to eat

- Blues Kitchen for live music and burgers.
- Andy's Greek taverna, an affordable and long established classic.
- O' Tino Restaurante, a traditional Portuguese café.



## MAIDA VALE

Maida Vale, located in West London, is a charming and bustling residential and commercial area known for its tree-lined streets, beautiful Victorian architecture, and famous residents. With the world renowned Little Venice at its heart, a picturesque network of canals and towpaths leading to Paddington. As well as a number of stunning retail streets including Formosa Street, Clifton Villas, Castellain Road and Lauderdale Parade offering an abundance of local amenities and national operators for staff and residents.

### Places to eat

- Paulette, a hidden French Gem with a great wine menu.
- Prince Alfred, a proper Victorian boozier with great food and lunch deals.
- The Waterway with one of the best beer gardens next to the canal.

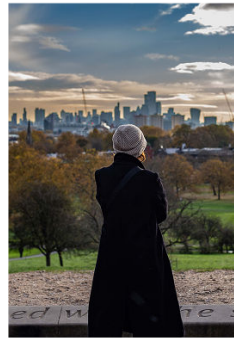
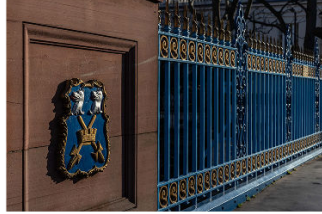


## PRIMROSE HILL

Primrose Hill is renowned for being one of London's most exclusive 'villages' with a collection of stunning tree lined roads and commercial pockets surrounding Primrose Hill Park. One of the best views of London, with panoramic vistas of Central London, including the Shard and St. Paul's Cathedral. The area is filled with boutique shops, cozy cafés, and local pubs, and a range of exciting fashion, music, design and creative businesses giving it a distinct creative feel.

### Places to eat

- Lemonia one of London's most famous Greek restaurants, a local staple for over 40 years.
- It's Bagels, 2020's biggest insta star for the London food scene, great bagels and a great spot to pick up some lunch to enjoy in the Park.
- Princess of Wales, an exciting and buzzy gastro pub with amazing Sunday roast and famous faces.



## QUEENS PARK

Queens Park, a tranquil yet lively neighbourhood in North West London, offers a delightful mix of green spaces, local charm, and a strong sense of community. The centrepiece is Queens Park itself, a large, well-maintained park featuring a café, tennis courts, a children's playground, and even a small animal farm, making it the perfect place for lunch and after work fun. The area is also known for Salusbury Road and Lonsdale Road which hosts bustling creative businesses, independent shops, cozy cafés, and popular pubs, creating a vibrant local scene. Queens Park is home to a range of exciting tech, fintech, design, fashion and TV / Film businesses which all add to the thriving commercial offering.

### Places to eat

- A Dutch & Dutch favourite Carmel, a modern Mediterranean restaurant in the Heart of Lonsdale Road offering healthy sharing plates in a lovely setting.
- Wolfpack, a small independent brewery founded by two South African Rugby players and supported with their first office by Dutch & Dutch. A great spot for an after work drink.
- Michiko Sushino modern sushi founded by the world renowned fashion designer Michiko Koshino and great bento boxes.

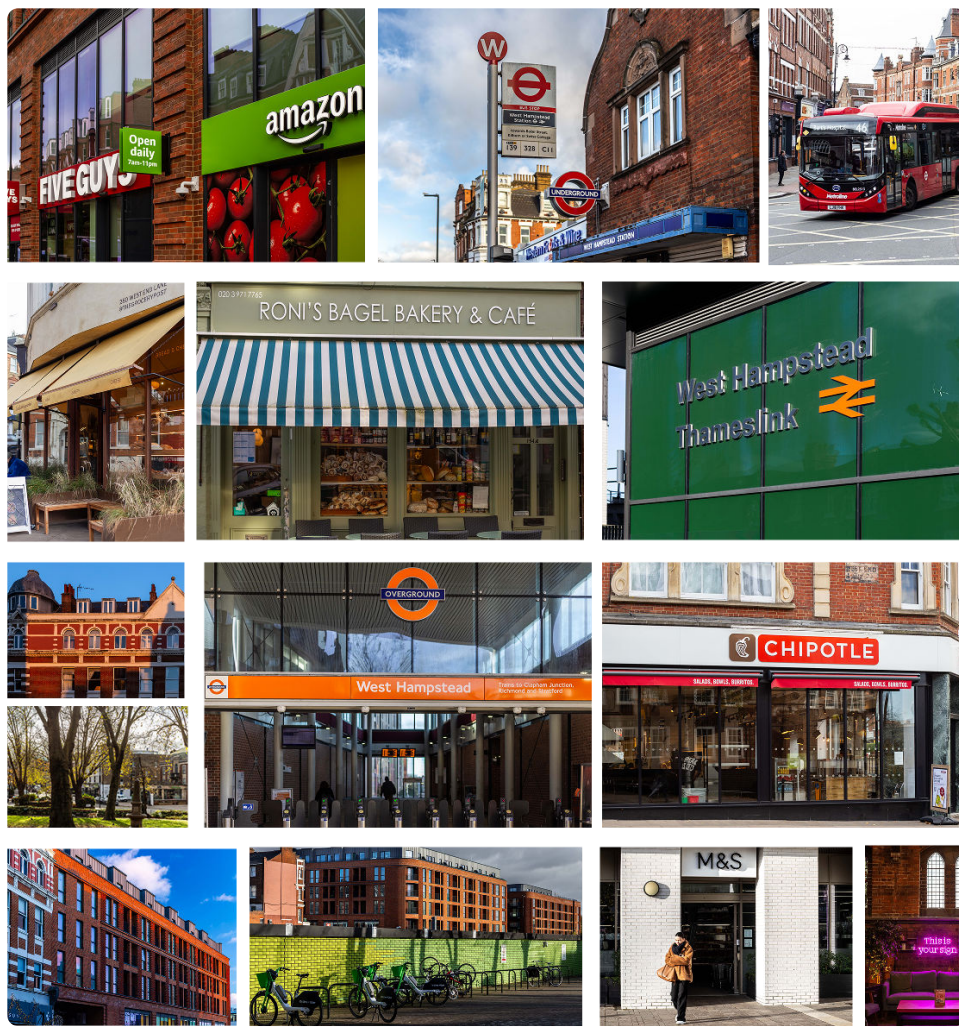


## WEST HAMPSTEAD

West Hampstead is a highly desirable neighbourhood in the heart of northwest London, known for its elegant Victorian and Edwardian architecture, tree-lined streets, and a thriving high street along West End Lane. West End Lane is the heartbeat to West Hampstead and is home to independent boutiques, upscale cafés, bars, pubs and artisan bakeries, and a number of commercial businesses. These include professional services, creative agencies, and co-working spaces that cater to the entrepreneurial and business-minded community. The area benefits from unrivalled transport links via the Thameslink, Jubilee Line, and London Overground.

### Places to eat

- Wet Fish café, a West Hampstead Staple with excellent brunch, lunch and live music.
- Alice House, great burgers and tasty craft beer with outside seating in the heart of West End Lane.
- Wired Co, the best flat white in West Hampstead and some tasty lunch time options.

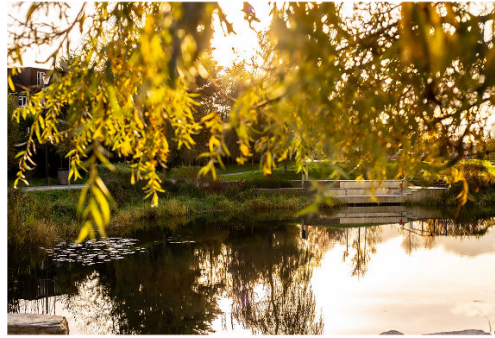
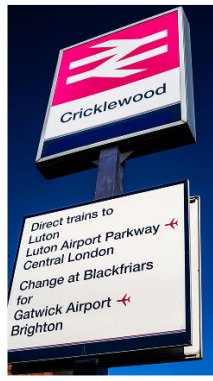


## CRICKLEWOOD

Cricklewood is a dynamic area in northwest London, blending historic charm with modern convenience. Its vibrant high street offers a wide array of dining options, from authentic Middle Eastern eateries to traditional Irish pubs, reflecting its diverse community. The area is also home to a variety of commercial businesses, including retail outlets and professional services. Gladstone Park, a standout local attraction, features landscaped gardens, sports facilities, and stunning views of London, making it ideal for leisure and relaxation. Well-connected by Thameslink and major bus routes, Cricklewood is a thriving hub that caters to both residents and businesses, offering a strategic base for exploring northwest London.

### Places to eat

- Zeytoon Persian family friendly restaurant a great option for a crowd.
- Demi's Nigerian Restaurant & Bar for something a bit spicy and different.
- Zombie Games Café & Bar for board games and toasties.

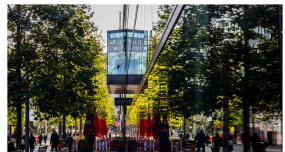


## WEMBLEY

Wembley is a bustling and energetic district, renowned for its world-famous Wembley Stadium, a centrepiece for international sports and music events. Adjacent to the stadium, is a large Boxpark and Wembley Park a modern hub featuring the London Designer Outlet, offering a variety of shops, restaurants, and entertainment venues. The area's commercial appeal extends to its diverse street-food scene and a mix of cultural festivals that reflect its multicultural roots. Green spaces such as King Edward VII Park and Fryent Country Park offer tranquil escapes. With excellent transport links via the Metropolitan and Jubilee Lines, Wembley seamlessly combines world-class events, vibrant culture, and accessibility, making it a hotspot for visitors and businesses alike. Wembley is a real mix of old style industrial occupiers, modern HQ offices and a range of independent businesses creating a diverse mix of commercial occupiers.

### Places to eat

- Boxpark has it all and offers a great quick and diverse lunch time bite.
- Masalchi by Atul Kochar the Michelin starred chef who has been noted as the best Indian chef in the UK.
- Big Moe's Retro Diner, American diner with a quirky 1950's design.



## FINCHLEY CENTRAL

Finchley Central, located in North London, is one of London's largest residential areas incorporating North Finchley, East Finchley, West Finchley and Finchley Central. The area is filled with a mix of picturesque streets and a diverse community, the area features a range of independent shops, cozy cafés, and thriving local businesses. Victoria Park serves as a focal point for leisure, with its playground, tennis courts, and open green spaces perfect for families and professionals alike. The area also has a strong cultural and historical presence, with highlights such as Avenue House, a Victorian estate surrounded by beautifully maintained gardens.

### Places to eat

- Izgara Turkish Restaurant, food so good it comes on swords. A great option for a group or an after work meal.
- Parkway Patisserie, the best Kosher pastries in the area and great bagels.
- Bluebells of Portobello, great coffee, brunch and lunch and open all day.

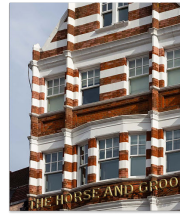


## HAMPSTEAD

Hampstead is one of London's most prestigious neighbourhoods, renowned for its elegant character and affluent atmosphere. The area boasts Hampstead Heath, a sprawling green oasis that offers woodlands, swimming ponds, and panoramic views of London from Parliament Hill. Its charming streets are lined with boutique shops, historic pubs, and high-end restaurants, catering to a wide range of businesses, residents and visitors. In addition to its natural beauty, Hampstead is a hub for arts and culture, with landmarks such as Burgh House & Hampstead Museum and Keats House attracting visitors year-round. Hampstead is an exceptional location for both residential and commercial businesses, with a range of professional, creative and financial service businesses.

### Places to eat

- Le Creperie de Hampstead, a Hampstead institution founded in 1977 and offering savoury and sweet treats from lunch to dinner.
- The Holy Bush, 18th Century Pub with stunning dining rooms and great food.
- Villa Bianca, a favourite for business lunches with traditional Italian fare, linen table clothes and silver service.

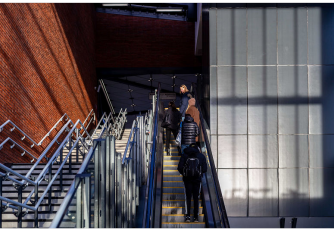


## STAPLES CORNER

Staples Corner, is strategically positioned at Junction 1 of the M1 at the junction with the North Circular (A406) in a prominent commercial and industrial area. It is home to a variety of businesses, including retail parks, food manufactures, trade outlets, and logistics firms, making it a hub of economic activity. While it is primarily known for its commercial focus, its proximity to neighbourhoods like Cricklewood and locality to Brent Cross ensures access to dining, shopping, and recreational options. Staples Corner's excellent connectivity positions it as a practical and convenient base for businesses, commuters, and travellers navigating London and beyond.

### Places to eat

- Brent Cross food court.
- Wing Yip, one of London's leading oriental superstores, with a collection of 3 restaurants and cafes.
- Ox & Gate, affordable pub food with a nice bar.







## AVAILABILITY

Name	sq ft	sq m	Availability
Lower Ground	4,769	443.05	Available
Ground	3,846	357.31	Available
Ground - Reception	512	47.57	Available
1st	5,075	471.48	Available
2nd	5,274	489.97	Available
3rd	5,261	488.76	Coming Soon
4th	5,001	464.61	Coming Soon
Outdoor - Terrace	1,092	101.45	Coming Soon
<b>Total</b>	<b>30,830</b>	<b>2,864.20</b>	

## RATES & CHARGES

Rates payable: £30 per sq ft estimate  
Service charge: £12 per sq ft Estimate

## EPC

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## VIEWINGS

Strictly via arrangement with Dutch and Dutch.



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