

gray's inn road  
IUU LONDON WC1



**FOURTH FLOOR 5,533 SQ FT**  
[WWW.100GRAYSINNROAD.COM](http://WWW.100GRAYSINNROAD.COM)



The offices are accessed from a ground floor reception area with commissionaire and 2 passenger lifts via Gray's Inn Road.

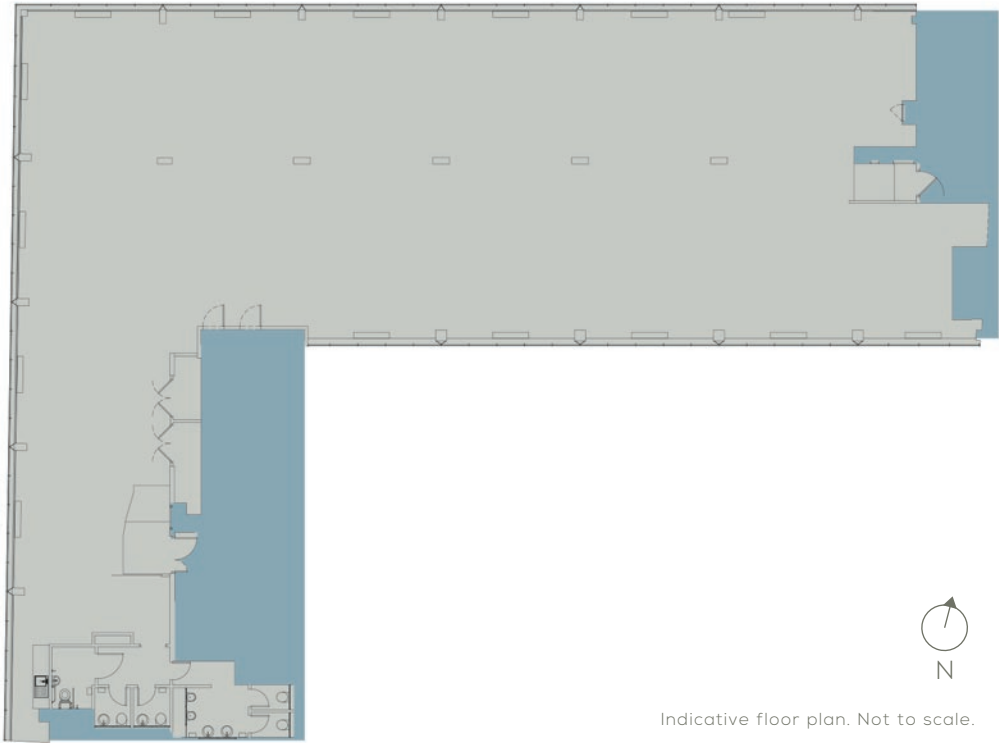
The configuration of the offices allows for a mixture of open-plan and cellularised accommodation.





Clerkenwell Road

Gray's Inn Road

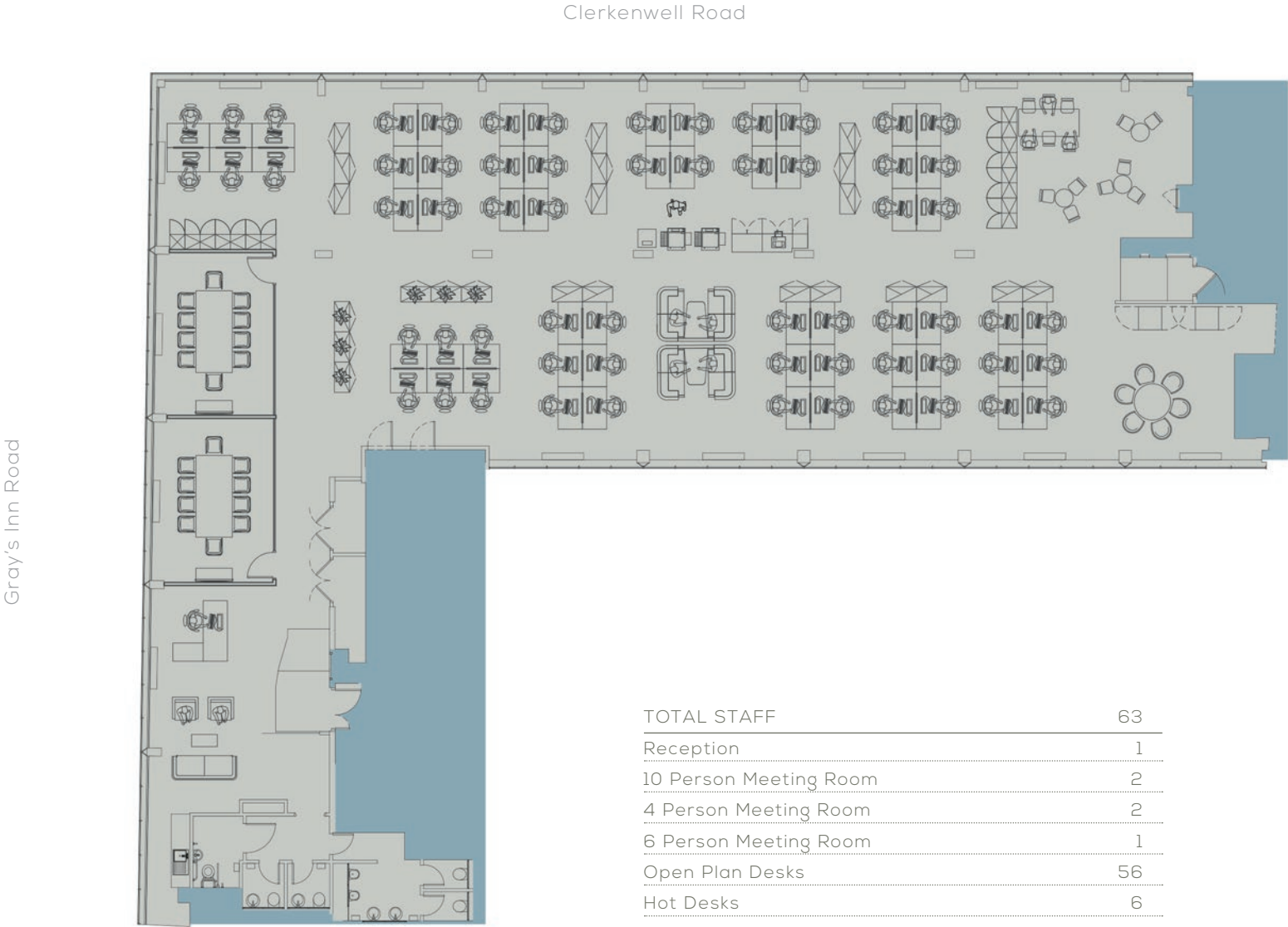


Indicative floor plan. Not to scale.

AMENITIES

- Commissionaire
- 2 passenger lifts
- Car parking
- Contemporary entrance
- Newly carpeted
- Fully accessible raised floor
- WiredScore - Silver
- Excellent natural light
- Air conditioning
- Bicycle storage - Cycling Score Gold
- Demised male/ female WC's
- 4 new showers & locker facilities

FLOOR	SQ FT	SQ M
Fourth floor	5,533	514



TOTAL STAFF	63
Reception	1
10 Person Meeting Room	2
4 Person Meeting Room	2
6 Person Meeting Room	1
Open Plan Desks	56
Hot Desks	6
Comms Room	1
Staff Kitchen & Breakout Area	1
Facilities	1



Indicative floor plan. Not to scale.











100 Gray's Inn Road occupies a corner site at the junction of Gray's Inn Road, Clerkenwell Road and Theobalds Road.

There is excellent access to the strategic locations of Holborn, Farringdon and Kings Cross and the offices will appeal to a wide range of legal, professional, media and technology companies. The immediate area provides numerous options for fine dining, coffee shops and retail facilities.

Local transport links include, Chancery Lane Station (Central line) Farringdon Station (Metropolitan, Hammersmith & City, Circle Lines and Thameslink) Kings Cross (Metropolitan, Hammersmith & City, Circle Lines, Piccadilly line, Victoria line and Northern line).



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## LEASE

New full repairing and insuring leases available for a term by arrangement until July 2023.

## LEGAL COSTS

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



## CONTACT

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