

**Fox Court, 14 Gray's Inn Road,  
Holborn, London, WC1X 8HN**



**OFFICE TO LET | 8,156 sq ft**



## Location

The building is conveniently located at the southern end of the east side of Gray's Inn Road, close to the junction with Holborn. The local area has an excellent selection of restaurant and retail facilities. Chancery Lane (Central Line) station is very close by and Holborn (Central and Piccadilly lines) and Farringdon (Circle, Metropolitan, Hammersmith and City, Thameslink and National Rail) Stations are easily accessible. Crossrail will be coming to Farringdon Station in 2018.

## Description

Fox Court is a popular and prominent multi let office building that offers high quality office accommodation accessed by a large ground floor reception lobby.

The 7th floor offers a practical rectangular floorplate with excellent natural light and is available on a new lease from the freeholder.

## Floor Areas

Floor	sq ft	sq m
7th Floor	8,156	758
<b>TOTAL (approx.)</b>	<b>8,156</b>	<b>758</b>

\*Measurement in terms of NIA

### Holborn

Developed as a medieval suburb of the City, this area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity, although the area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers. The weekday market at Leather Lane has been in operation for 400 years, serving anyone from workers looking for a lunchtime feed to hipsters seeking a coffee shop hangout.

### Ray Walker, Partner

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Joint Agents: JLL 020 7852 4222

### Rebecca Saxon, Associate Partner

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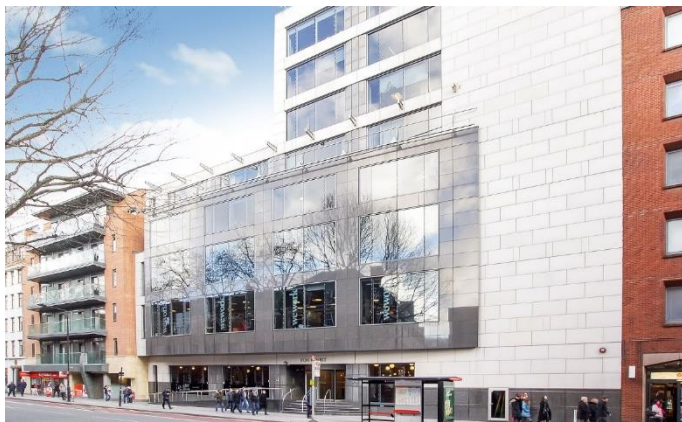
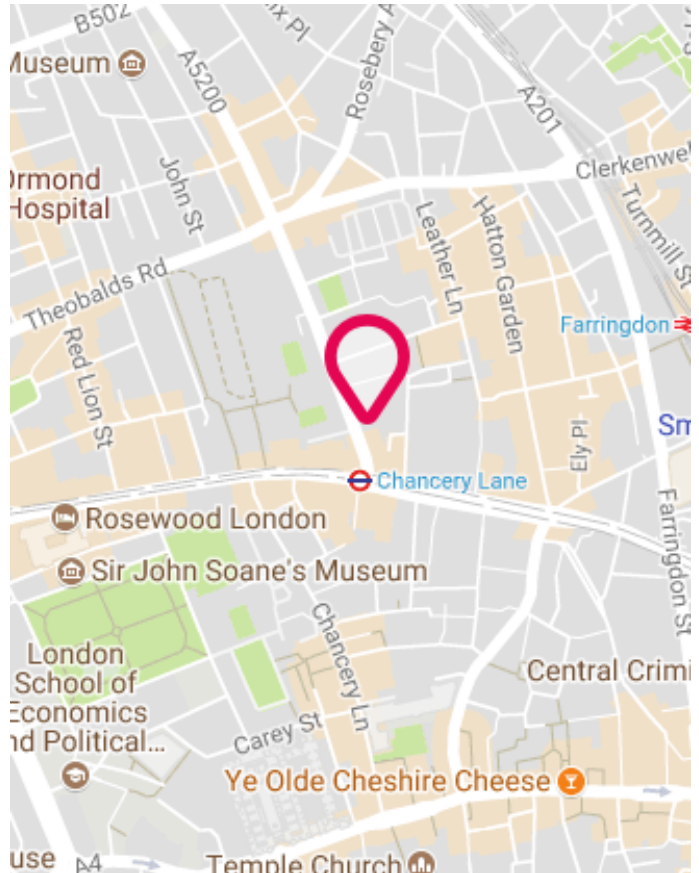
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**Subject to Contract July 2018**

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## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the freeholder
Rent:	£57.50 per sq ft pax
Rates:	Estimated at £21.16 psf pa 2018/19
Service Charge:	Approximately £10.50 per sq ft
EPC Rating:	C

## Amenities

- 4 pipe fan coil air conditioning
- Raised floors
- Impressive manned reception
- Three passenger lifts
- Bike racks and shower facilities
- Fitted meeting rooms
- Access to large private courtyard

### Ray Walker, Partner

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