

48 Gray's Inn Road, Holborn,
London, WC1X 8LT



2 CONTIGUOUS, INEXPENSIVE, OFFICE FLOORS TO LET
716 & 752 sq ft (1,468 sq ft)– NOW £35.00 per sq ft pax.



Location

The building is situated on the east side of Gray's Inn Road approximately 125 meters from Chancery Lane Underground Station. Access to the office is via the entrance door on Baldwins Gardens.

The premises are opposite the renown Gray's Inn Square a few minutes' walk from Chancery Lane underground station (Central Line) and Holborn. The Elizabeth line at Farringdon is approximately 7 minutes away.

Description

A well-proportioned and bright 3rd and 4th floor office suite. Each being carpeted throughout and currently configured as open plan.

Each floor is newly carpeted throughout and decorated. The 3rd and 4th floors are currently configured as open plan, The floors each benefit from a generous passenger lift, central heating, Air cooling (not tested) and W.C facilities on each floor.

Floor Areas

Floor	sq ft	sq m	Rent
4 th Floor	716	70.7	£35.00 psf
3 rd Floor	752	69.9	£35.00 psf
2 nd Floor	LET		LET
TOTAL (approx.)	1,468	136.38	

*Measurement in terms of NIA



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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract January 2025

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SMALL OFFICE FLOORS TO RENT | 716 - 752 sq ft
(1,468 sq ft combined)



Terms

Tenure:	Leasehold
Lease:	New lease direct from the landlord
Rent:	Approx £25,690 per annum per floor A low quoted rental of only £35.00 per sq ft exclusive. Or on an inclusive basis approx. £3,520 per calendar month (ex VAT & insurance & electricity)
Rates:	Estimated at £18 per sq ft (2024/25)
Service Charge:	Approx. £6 per sq ft pax.
EPC Rating:	TBC (C)

Amenities

- Fitted kitchenettes
- Lift
- Excellent natural light
- AC for cooling and heating
- Prominent corner location
- Sash Windows
- Good ceiling heights
- DDA WC's on every floor
- New Entry phones
- French shutters to 4th floor

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