

NEW INSTRUCTION

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## 222 GRAY'S INN ROAD LONDON WC1

Air Conditioned, Plug and Play Office Suite  
Undergoing Refurbishment  
To Let



Part 4<sup>th</sup> floor  
4,800 sq ft (445.93 sq m)

CHARTERED SURVEYORS  
COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

**Location:** Prominently located building situated on the east side of this major thoroughfare just to the north of Theobald's Road. The property is within walking distance of Chancery Lane (Central Line), Russell Square, (Piccadilly Line) and Kings Cross (Thameslink, Piccadilly, Circle, Metropolitan and Hammersmith and CityLine) stations.

**Description:** A self contained open plan suite on the part fourth floor of 4,800 sq ft (445.93 sq m) overlooking Gray's Inn Road, in this landmark office building. The newly formed suite is currently undergoing refurbishment and will be arranged in an open plan format and is to be offered plug and play. The building is home to a variety of occupiers from the media, IT, professional services and charity sectors.

**Amenities:**

- Newly refurbished staffed entrance
- Commissionaire
- Plug and play
- Three passenger lifts
- Air conditioned
- Newly refurbished
- 24 Hour access
- Car parking by separate licence

**Lease:** A new effective full repairing and insuring sub-lease for a term up to five years. This is to be contracted outside the Landlord and Tenant Act (1954) as amended.

**Rent:** £179,500 per annum exclusive

**Rates :** Business rates payable for the year commencing April 2010 equate to approximately £14.77 per sq ft per annum. Tenants are advised to make their own enquiries in this regard.

**Service Charge :** We understand the service charge to be running at approximately £8.52 per sq ft per annum.

For further information or an appointment to view please contact:

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SUBJECT TO CONTRACT

February 2012