

To LET

SELF CONTAINED OFFICE BUILDING WITH WINDOW FRONTAGE



**95 Gray's Inn Road
London
WC1X 8TX**

Pater Johnson Merriman Surveyors Limited

Offices | Industrial | Retail | Investment | Development | Valuation & Survey | Estate Management

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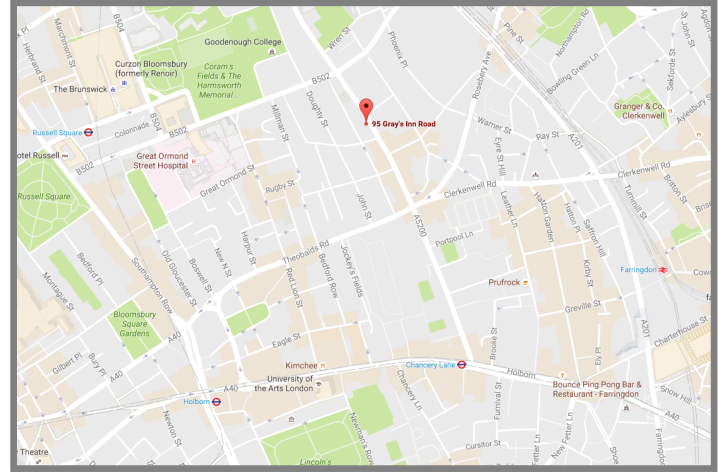
Consultants: Colin Rickard FRICS, James Osbourne FRICS, Philip Waldman FRICS IRRV, Alan Shurety FRICS

Pater Johnson Merriman Surveyors Limited, 88-90 Crawford Street London W1S 2BS Registered in England no. 4074031



LOCATION:

The property is situated on the West side of Gray's Inn Road opposite the ITN building. Chancery Lane, King's Cross and Farringdon underground (and soon to be Crossrail) stations are all within walking distance. The area is extremely well serviced by a number of restaurants, bars and retail units.



DESCRIPTION:

The accommodation comprises a self-contained office building with the benefit of ground floor window frontage, and provides a combination of open plan and individual office space as follows:

3rd floor	-	290 Sq. ft.
2nd floor	-	280 Sq. ft.
1st floor	-	270 Sq. ft.
Ground floor	-	490 Sq. ft.
Basement	-	185 Sq. ft.
Total	-	1,515 Sq. ft.

LEASE:

A new FRI Lease for a term by arrangement to be contracted outside the LTA 1954.

RENT:

£45-50 per Sq. ft.

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