



AVAILABLE TO LET

37 Gray's Inn Road, London WC1

Self Contained offices to let | 1,507 sq.ft | £35 per sq.ft | £52,745 pa

**FRESSON
AND TEE**

Economic Self Contained Office

To request a viewing call us on 020 7391 7100

For more information visit <https://realla.co/m/36045-37-gray-s-inn-road-london-wc1-37-gray-s-inn-road>

David Shapiro
david.shapiro@fandt.com

Harry Hopson
harry.hopson@fandt.com

37 Gray's Inn Road, London WC1

Self Contained offices to let | 1,507 sq.ft | £35 per sq.ft | £52,745 pa

To request a viewing call us on 020 7391 7100

FRESSON AND TEE

Economic self contained office in a convenient, central London location.

37 Gray's Inn Road is in interesting period building situated a 10 minute walk from Chancery Lane and Russell Square Underground Stations and Farringdon Overground Station.

The accommodation is arranged 1st to 3rd floors and is open plan throughout with a single large room to the front of each floor and a smaller room to the rear.

Highlights

- Central WC1 location
- 10 minutes to either Chancery Lane, Holborn or Russell Square
- Period style building
- Perimeter trunking
- Meeting rooms
- Good natural light
- Kitchen
- Gas central heating
- Male and female WC's

Property details

| | |
|--------------------|-------------------|
| Rent | £52,745 per annum |
| Est. S/C | £3.00 psf |
| Est. rates payable | £15.00 psf |
| VAT charges | TBC |

| Floor | Size sq ft | Rent psf | Total pa |
|--------------|--------------|----------|-------------------|
| Third | 412 | £35.00 | £14,420.00 |
| Second | 548 | £35.00 | £19,180.00 |
| First | 547 | £35.00 | £19,145.00 |
| Total | 1,507 | | £52,745.00 |

* All sizes NIA



More information

[Visit microsite](#)

<https://realla.co/m/36045-37-gray-s-inn-road-london-wc1-37-gray-s-inn-road>

Contact us

Fresson and Tee
6th Floor, Queens House, 55-56 Lincoln's Inn
Fields, London WC2A 3LJ
www.fandt.com
020 7391 7100
linkedin.com/company/fresson-&-tee
@Fresson_and_Tee
facebook.com/FressonandTee

David Shapiro
Fresson and Tee
07970 128599
david.shapiro@fandt.com

Harry Hopson
Fresson and Tee
07805 787385
harry.hopson@fandt.com

Quote reference: DS/24321
All inspections by arrangement.

11/12/2018 Fresson and Tee give notice that the information contained in these particulars is intended as a general outline only for the guidance of an intended purchaser/lessee and neither Fresson and Tee nor the vendor/lessor, on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain. An intending purchaser or lessee should not rely upon them as statements or representations of fact and should satisfy themselves by inspection or otherwise to their accuracy. Prices and rents are deemed subject to contract and unless otherwise stated, are quoted exclusive of VAT. All floor areas and measurements are approximate. These particulars do not form a part of any offer or contract. Neither Fresson and Tee nor any of their employees have any authority, either orally or in writing, to make or give any representation or warranty in relation to the properties. Fresson and Tee have not tested any of the services and we recommend that a purchaser or tenant satisfies themselves as to their condition and suitability prior to entering into a legally binding contract.