



AVAILABLE TO LET

285 - 287 Gray's Inn Road, London WC1

1,127 sq.ft | £45 per sq. ft | £50,715 PA

**FRESSON
AND TEE**

Medical consulting rooms and offices to let

To request a viewing call us on 020 7391 7100

For more information visit <https://realla.co/m/39877-285-287-gray-s-inn-road-2nd-3rd-floors-285-287-grays-inn-road>

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FRESSON AND TEE



Well located medical premises to let in a busy King's Cross location

The property comprises the 2nd and 3rd floors of a mid terrace building located on a dominant position on Gray's Inn Road and just a short walk from King's Cross and St. Pancras Stations.

The property is arranged as consulting rooms on the 2nd floor and administration and meeting rooms on the 3rd floor.

The property could be reconfigured to create more open plan areas, if desired and subject to the necessary consents.

Highlights

- Suitable for a variety of D1 uses including clinical, cosmetic, psychology, physiotherapy and educational
- Convenient location
- Close to the centre of King's Cross
- 5/6 consultation rooms
- Shared reception
- Good natural light
- Economic rent

Property details

Rent	£45.00 psf
Est. rates payable	£15.00 psf
VAT charges	TBC

Floor	Size sq ft	Rent psf	Rates psf	Total pa	Status
3rd floor	500	£45.00	£15.00	£30,000.00	Available
2nd floor	627	£45.00	£15.00	£37,620.00	Available
Total	1,127			£67,620.00	

* All sizes NIA

More information

[Visit microsite](#)

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Contact us

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Quote reference: DS/24500
By appointment via the landlords agent

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