



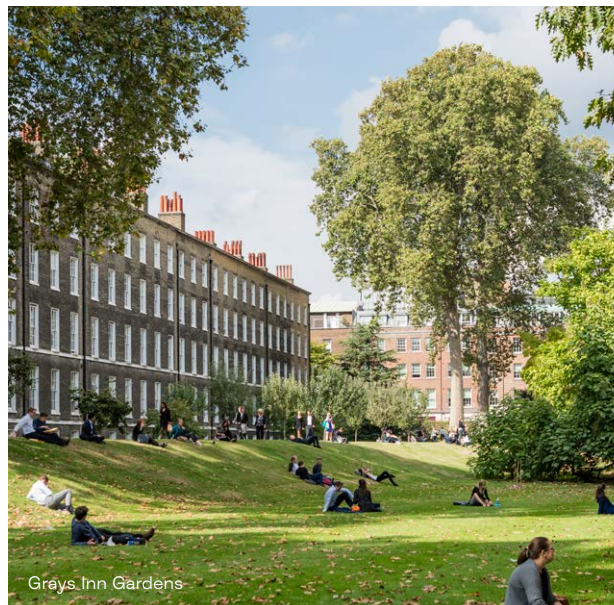
70 GRAYS INN RD

L O N D O N W C 1

EXCEPTIONAL WORKSPACE

70 Grays Inn Road is a striking island site building in an enviable Farringdon meets Bloomsbury location.

It has undergone a comprehensive refurbishment to offer up to 15,484 sq ft of premium, contemporary workspace which benefits from excellent natural light.



New fully fitted
and CAT A
floors



Minutes from
Farringdon and
Chancery Lane stations



Sustainability at
the heart of design
– EPC B



Brand new
end-of-journey
facilities

ATTENTION TO DETAIL

The building has been reimagined to provide a statement reception and new commuter-friendly end-of-trip facilities.

The available accommodation comprises a range of fully fitted and flexible CAT A spaces from 950 - 15,484 sq ft.

All floors are available for immediate occupation.



Kitchen / breakout area



Collaboration spaces



End-of-journey facilities



Reception



Flexible & efficient CAT A space



Fully fitted plug & play space



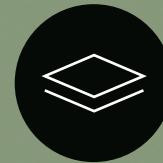
Recently refurbished manned reception



New bike racks, showers & changing facilities



New four-pipe fan coil air conditioning



Fully accessible raised floors



Partially exposed ceilings



Self-contained entrance opportunity

ACCOMMODATION

FLOOR	CONDITION	SQ FT	SQ M
5th	Under Offer	-	-
4th	Fully Fitted	5,434	505
3rd	CAT A	5,527	514
2nd	Let	-	-
1st	Let	-	-
Ground (north)	Let	-	-
Ground (south)*	Shell & Core	950	88
Lower ground	CAT A	3,573	332
TOTAL		15,484	1,439

* Office or retail use



READY TO WORK

Fully fitted 4th floor



BLANK CANVAS

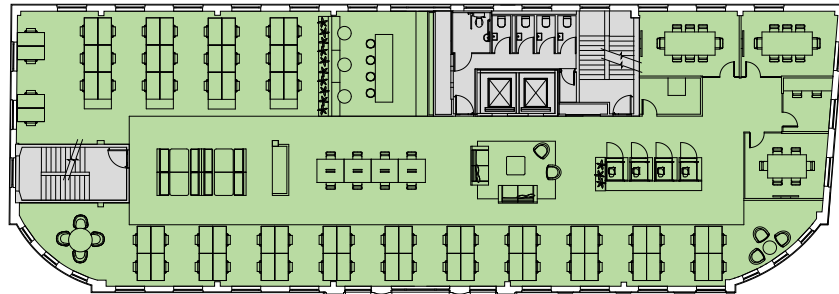
CAT A 3rd floor

READY TO WORK 4TH FLOOR

The 4th floor is the ideal ready to work solution and has been thoughtfully and efficiently designed to accommodate up to 100 people.

5,434 SQ FT / 505 SQ M

Office ● Core ●



GRAYS INN ROAD

WORKSTATIONS	64	TEAPOINT	01
8 PERSON MEETING ROOMS	02	BREAKOUT AREA	01
6 PERSON MEETING ROOM	01	COLLABORATION DESKS	08
WELCOME LOUNGE	01	PHONE BOOTHS	04



Plans not to scale. For indicative purposes only.

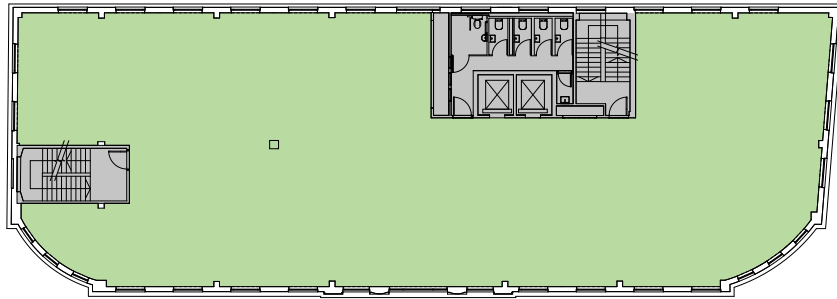


BLANK CANVAS 3RD FLOOR

The 3rd floor, available in new CAT A condition including new exposed services, is exceptionally efficient being virtually column-free and benefits from great levels of natural light.

5,527 SQ FT / 514 SQ M

Office ● Core ●



GRAYS INN ROAD



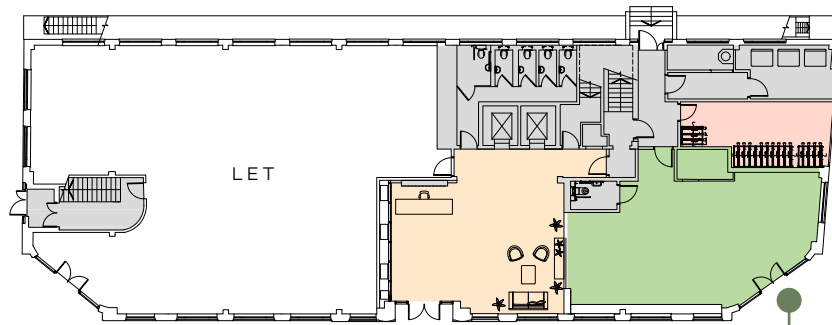
Plans not to scale. For indicative purposes only.

GROUND FLOOR

The ground floor, which benefits from its own self-contained entrance, is suitable for either office or retail use.

950 SQ FT / 88 SQ M

Office / retail ● Core ● Let ○
 Reception ● Bike racks ●



GRAYS INN ROAD



Self contained entrance opportunity.



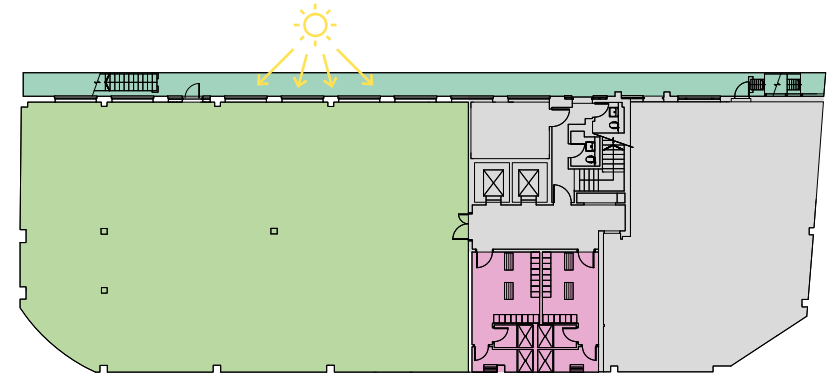
Plans not to scale. For indicative purposes only.

LOWER GROUND FLOOR

The Lower Ground floor, in new CAT A condition with private outdoor space and natural light along one elevation, is perfect for occupiers looking for good quality, cost effective space in a prime Central London location.

3,573 SQ FT / 332 SQ M

Office ● Core ●
 Changing facilities ● Outdoor patio ●



GRAYS INN ROAD

BEST OF BOTH WORLDS

70 Grays Inn Road is a short walk from both Chancery Lane and Farringdon stations.

As well as excellent transport links, its location provides a vibrant mix of artisan cafés, independent shops, bars and restaurants along with the leafy green spaces of Grays Inn Gardens and Lincoln's Inn Fields.



WALK TIMES



CHANCERY LANE	3 MIN
FARRINGDON	7 MIN
HOLBORN	9 MIN
CITY THAMESLINK (HOLBORN VIADUCT)	10 MIN
RUSSELL SQUARE	13 MIN

Walk times from the building entrance.
Source: TFL.



- IMAGES
1. GRAYS INN GARDENS
 2. NOBLE ROT
 3. LEATHER LANE MARKET
 4. TUTTIS

FURTHER INFORMATION

TERMS

Upon application.

VIEWINGS

Strictly through the sole letting agents:

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