

**TO LET or FOR SALE**

**Self-Contained Ground and Lower Ground Unit  
Class E – Suitable for Office, Medical, Retail and Showroom**



**Ground and Lower Ground**

**1,291 sq. ft.**

**DESCRIPTION**

A self-contained Ground and Lower Ground E class unit suitable for a variety of occupiers including office, retail, medical or showroom.

**LOCATION**

Midtown is a vibrant area in central London that connects the historic and cultural charm of Holborn, the artistic and creative energy of Clerkenwell and the buzz of the fringe of the West End.

Exceptional local amenities with excellent provisions on High Holborn, Theobald's Road and Hatton Gardens just a few moments away – Excellent connectivity with Farringdon (Cross Rail), Chancey Lane, City Thameslink, Holborn and Kings Cross Stations within a short walking distance



30 GRAY'S INN ROAD  
LONDON  
WC1X 8HR

CGI – Ground floor - Medical



CGI – Lower Ground floor - Medical





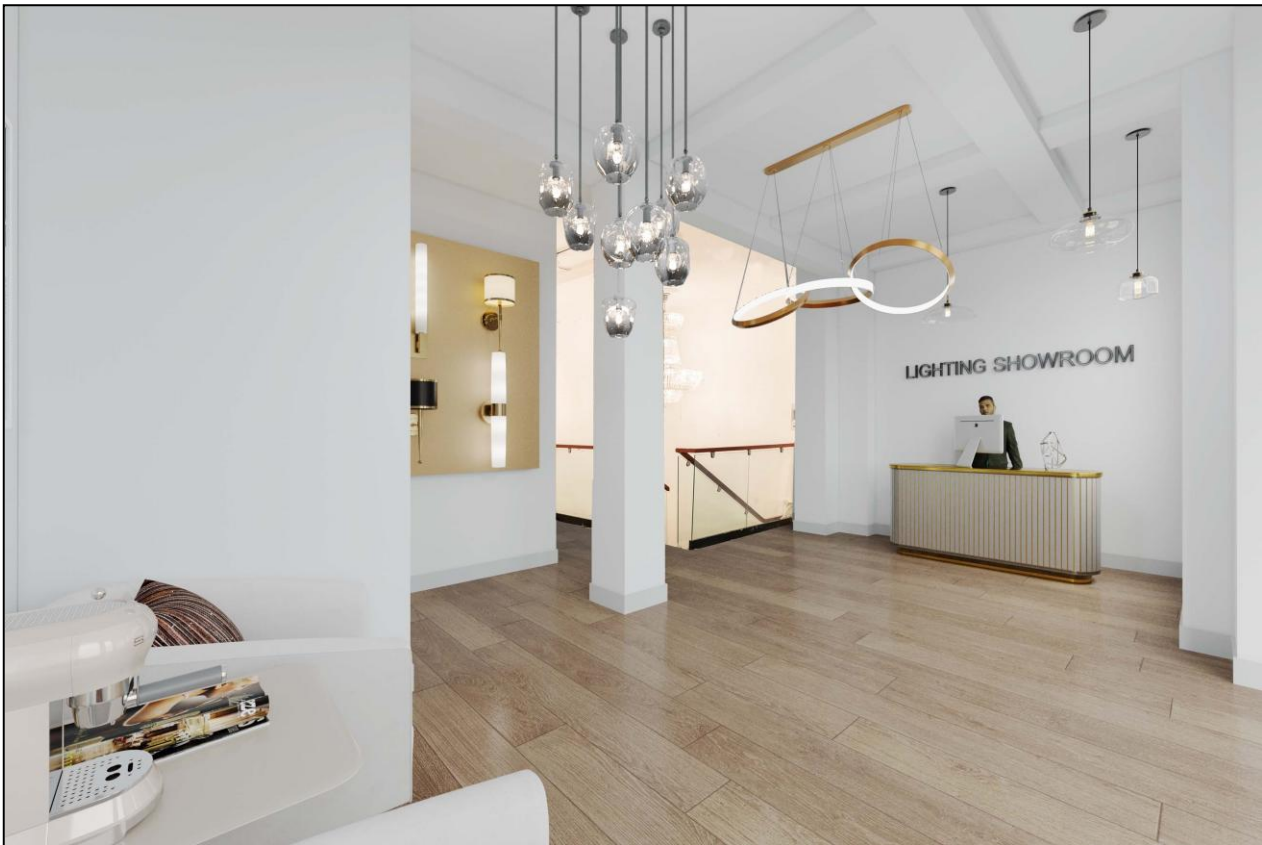


# 30 GRAY'S INN ROAD LONDON WC1X 8HR

CGI – Lower Ground floor - Office



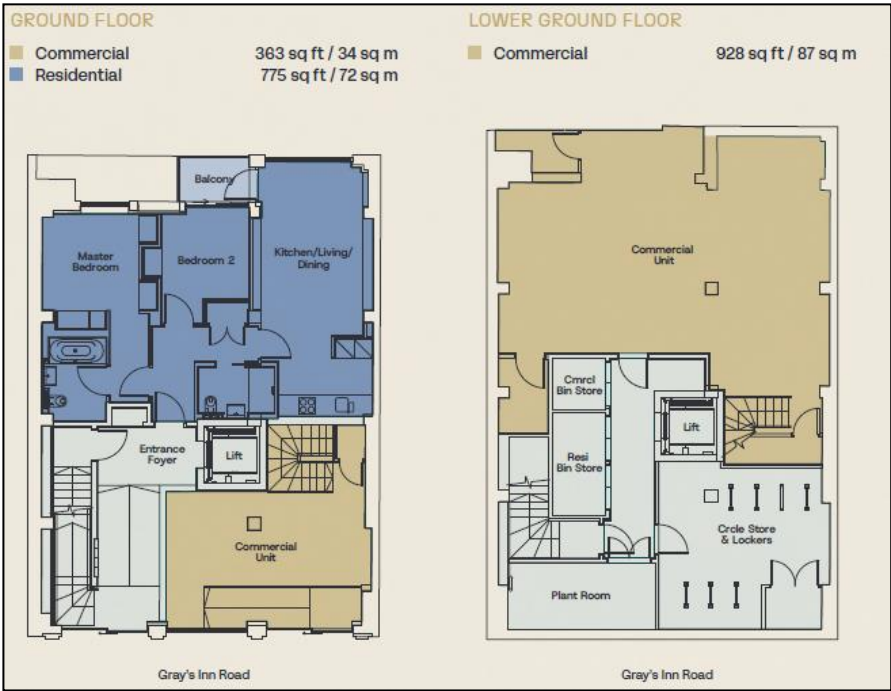
CGI –Ground floor - Showroom





# 30 GRAY'S INN ROAD LONDON WC1X 8HR

## FLOOR PLAN



## LEASE

A new lease direct from the Freeholder for a term to be agreed.

| FLOOR               | SIZE (Sq Ft)  | RENT (Per Sq Ft) | BUSINESS RATES* (Per Sq Ft) | SERVICE CHARGE (Per Sq Ft) | TOTAL PER ANNUM       | STATUS    |
|---------------------|---------------|------------------|-----------------------------|----------------------------|-----------------------|-----------|
| Ground and LG Floor | 1,291 Sq. ft. | £52,500          | £23,883*                    | N/A                        | <b><u>£76,383</u></b> | Available |

\*Parties are to make their own enquires with respect of the Business Rates with the local authority.

## SALE

Consideration will be given to a sale of a long leasehold interest - £750,000.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

Viewings by arrangement through leasing sole agents Noble Harris:

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