

Farebrother

34-36 Gray's Inn Road,  
London, WC1X 8HR

**OFFICES TO RENT**  
**1,260 - 2,522 SQ FT**

farebrother.com  
020 7405 4545



## DESCRIPTION

**Fully fitted office space on a prominent corner of Gray's Inn Road, Holborn.**

Farebrother are delighted to be marketing the 1st and 2nd floors at 34-36 Gray's Inn Road. The 1st and 2nd floors are undergoing refurbishment and will be delivered to a CAT A+ specification in September 2023.

The floors benefit from fantastic natural light and efficient floorplates. Occupiers will have use of the brand new business lounge facility within the building which comprises 2 meeting rooms, 1 large boardroom and a kitchen/breakout area.





# ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
First Floor	1,262	Q3 2023	11 - 19
Second Floor	1,260	Q3 2023	11 - 19
Total	2,522		

# AMENITIES

Remodelled reception	Newly refurbished floors which will be fully fitted and furnished
Fully cabled with cat 6 cabling	Kitchenette
Demised WC's	Fantastic natural light
Showers	Bike Racks
Passenger lift	Brand new communal business lounge facilities



## FURTHER INFORMATION

### Rent

£59.50 per sq ft

### Service Charge

£11.66 - £11.68 per sq ft

### Rates

£15.00 - £19.00 per sq ft

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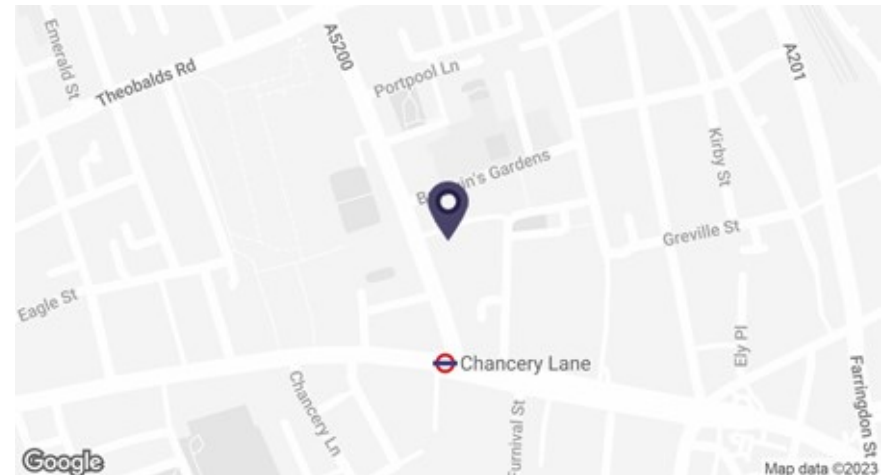
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## LOCATION

The property is well located on a prominent corner of Gray's Inn Road. Chancery Lane, Holborn and Farringdon stations are within a short walk and the area boasts a wealth of local amenities.



**Farebrother**

EXPERIENCED TRUSTED REAL ESTATE ADVISORS