

14 Gray's Inn Road

Holborn, London, WC1



SHORT TERM OFFICES TO LET | 5,000 / 8,200 / 14,000 / 30,000
TO 73,000 sq ft



Location

The building is conveniently located at the southern end of the east side of Gray's Inn Road, close to the junction with Holborn. The local area has an excellent selection of restaurant and retail facilities. Chancery Lane (Central Line) station is very close by and Holborn (Central and Piccadilly lines) and Farringdon (Circle, Metropolitan, Hammersmith and City, Thameslink and National Rail) Stations are easily accessible.

Description

Fox Court is a popular and prominent multi-let office building that offers high quality office accommodation accessed by a large ground floor reception lobby. The building has been subject to significant refurbishment and upgrade works, offering exposed ceilings and wooden flooring. Occupiers also benefit from access to a large private courtyard.

Floors can be split if required, to offer size flexibility.

Floor Areas

Floor	sq ft	sq m	
7 th Floor	8,156	758	
6 th Floor	8,171	759	
5 th Floor	8,163	758	LET
4 th Floor	12,898	1,198	LET
3 rd Floor	14,261	1,325	
2 nd Floor	14,392	1,337	WILL SPLIT
1 st Floor	15,360	1,427	WILL SPLIT
G (Offices)	11,846	1,101	WILL SPLIT
G (Reception)	1,423	132	
LG (Storage)	4,366	406	
Sub B	4,519	420	
TOTAL (approx.)	82,494	7,665	

*Measurement in terms of NIA

Ray Walker, Partner

020 7025 1399

Olivia Stapleton, Agency Surveyor

020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract September 2021

020 7025 1399

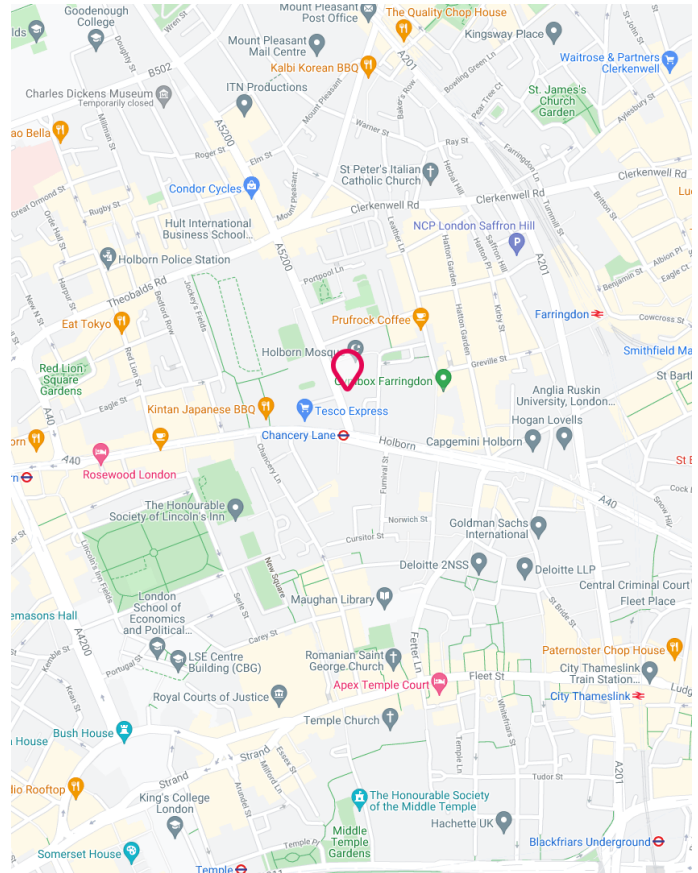
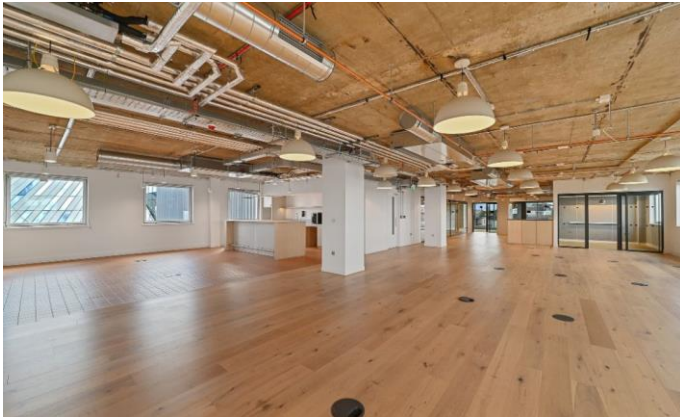
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Terms

Tenure:	Leasehold
Lease:	New flexible leases, with rolling breaks from June 2024
Rent:	£40.00 psf, excl (7th £45.00 psf)
Rates:	Estimated at £24.00 psf (2020/21)
Service Charge:	£10.50 psf

Amenities

- 4 pipe fan coil air conditioning
- Raised floors
- Impressive manned reception
- Three passenger lifts
- Bike racks and shower facilities
- Access to large private courtyard

Ray Walker, Partner

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