



FOX COURT

14 GRAY'S INN ROAD
HOLBORN
LONDON WC1



OFFICES TO LET ON FLEXIBLE TERMS

3,000 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, whilst Holborn (Central and Piccadilly lines), Farringdon (Circle, Metropolitan, Hammersmith and City) and Thameslink (National Rail) Stations are all 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.

TENURE

Leasehold.

LEASE

New flexible leases, with rolling breaks from June 2024.

RENT

From £40.00 psf, excl (7th floor £45.00 psf).

RATES

Estimated at £24.00 psf (2020/21).

SERVICE CHARGE

£10.50 psf.

Misrepresentation: Monmouth Dean and BNP Paribas Real Estate for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending lessees should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Monmouth Dean or BNP Paribas Real Estate has any authority to make or give any representation or warranty whatever in relation to this property. October 2021.



4 pipe fan coil
air conditioning



Raised floors



Bike racks



Shower
facilities



Impressive
manned reception



Access to large
private courtyard



Three
passenger lifts



ACCOMMODATION (NIA)

| FLOOR | SQ M | SQ FT | CONDITION |
|--------------|------------------|---------------|-----------|
| 7th | 758 | 8,156 | FITTED |
| 6th | 759 | 8,171 | FITTED |
| 5th | LET TO JUNE 2022 | | |
| 4th | LET TO JUNE 2022 | | |
| 3rd | 1,325 | 14,261 | FITTED |
| 2nd | 1,337 | 14,392 | FITTED |
| 1st | 1,427 | 15,360 | FITTED |
| Ground | 1,067 | 11,486 | FITTED |
| Basement | 405 | 4,366 | STORAGE |
| Sub Basement | 420 | 4,519 | STORAGE |
| TOTAL | 7,498 | 80,711 | |

FOR MORE INFORMATION:



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