

48 Gray's Inn Road, Holborn,
London, WC1X 8LT



CONTIGUOUS, INEXPENSIVE, OFFICE FLOORS TO LET – 752 – 2,618 sq ft
Rental from only £35.00 per sq ft pax PLUS large roof terrace



Location

The building is situated on the east side of Gray's Inn Road approximately 125 meters from Chancery Lane Underground Station. Access to the office is via the entrance door on Baldwins Gardens.

The premises are opposite the renown Gray's Inn Square a few minutes' walk from Chancery Lane underground station (Central Line) and Holborn. The Elizabeth line at Farringdon is approximately 7 minutes away.

Description

Well-proportioned and bright 2nd to 5th floor office suites. Each being carpeted throughout and currently configured as open plan, with the 2nd floor being pre-portioned with a board room and 2 exec offices.

The floors each benefit from a generous passenger lift, central heating, air cooling (not tested) and W.C facilities on each floor. The 4th & 5th floors need to go together. The 5th floor has a large terrace.

Floor Areas

Floor	sq ft	sq m	Rent
5 th Floor (to go with 4 th)	328 (and terrace)	30.5	£35.00 psf
4 th Floor	716	70.7	£35.00 psf
3 rd Floor	752	69.9	£35.00 psf
2 nd Floor	761	70.7	£35.00 psf
TOTAL (approx.)	2,618	243.2	

*Measurement in terms of NIA



Jason Hanley or Jack Barton
☎ 020 7025 1391 / 07904630154

www.monmouthdean.com
.Jhanley@monmouthdean.com

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 Sept 2025

48 Gray's Inn Road, Holborn,
London, WC1X 8LT



From 752 - 2,618 sq ft Only £35 psf per annum exclusive



Terms

Tenure:	Leasehold
Lease:	New lease direct from the landlord
Rent:	Approx £25,690 per annum per floor (unfitted). A low quoted rental of only £35.00 per sq ft exclusive (unfitted). Or on an inclusive basis approx. £3,520 per calendar month (ex VAT & insurance & electricity and unfitted)
Rates:	Estimated at £18 per sq ft (2024/25)
Service Charge:	Approx. £6 per sq ft pax.
EPC Rating:	TBC (C)

Amenities

- Terrace on top floor (4th & 5th to go together)
- Fitted kitchenettes
- Lift
- Excellent natural light
- AC for cooling and heating
- Prominent corner location
- Sash Windows
- Good ceiling heights
- DDA WC's on every floor
- New Entry phones
- French shutters to 4th floor

Jason Hanley or Jack Barton

📞 020 7025 1390 / 07904630154
✉️ jhanley@monmouthdean.com

Joint Agent

Philip Harrison 07976159105 /
philip@harrisonandpartners.com

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.

Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract Sept 2025