

business  
cube

[Book a tour](#)

**275 Gray's Inn Road**

Office Space Brochure



## 275 Gray's Inn Road, Kings Cross

275 Gray's Inn Road is located within the vibrant and evolving neighbourhood of King's Cross. Flooded with natural light, our Gray's Inn space offers six floors and 13,263 feet of high-spec, high-tech office space in the ever-evolving and well-connected Kings Cross, a gateway to national and international business opportunities via the Eurostar and train links.

[Book a tour](#)



## LOCATION

275 Gray's Inn Road is located just 3 minutes' walk from King's Cross and St Pancras International stations which offer access to six London Underground lines (Victoria, Piccadilly, Northern, Hammersmith & City, Circle and Metropolitan), Mainline Rail and Eurostar services to mainland Europe. In addition, King's Cross is just one Underground stop from the Elizabeth Line (Crossrail) – at Farringdon.

As a result, King's Cross has become one of London's most sought-after places to live and work and one of London's key transport hubs.

A forward-thinking, innovative brand would thrive in this contemporary, exciting space designed with the future in mind.





# Inside Gray's Inn Road






## Inside Gray's Inn Road






# Key features

## Facilities

 24 hour access

 Bike storage


 CCTV

 Disabled Access

 HVAC


 Recycling

 WiFi

 Showers

 Reception

 Cleaning

 Furnished

## Nearest Stations

Kings Cross



The Business Centre is close to London Underground tube stations Kings Cross & Kings cross St Pancras international station.

King's Cross and St Pancras International stations which offer access to six London Underground lines (Victoria, Piccadilly, Northern, Hammersmith & City, Circle and Metropolitan), Mainline Rail and Eurostar services to mainland Europe.



## Office space proposal

---

**DEPOSIT:** 2 months rent deposit + 1 months rent upfront

---

**MINIMUM TERM:** 24 months

---

**INTERNET:** 100mb dedicated bandwidth provided to cabinet

---

**FURNISHED:** Fully furnished standard desks & chairs

---

**FACILITIES:** Own kitchenette

---

**RECEPTION:** Manned reception with call answering service

---

**SERVICES:** Cleaning twice a day

---





## Floor, Location, Size, Price

3<sup>rd</sup> Floor

2,314 sq ft  
(self-contained)

£28,000  
+ VAT pcm

## Financials

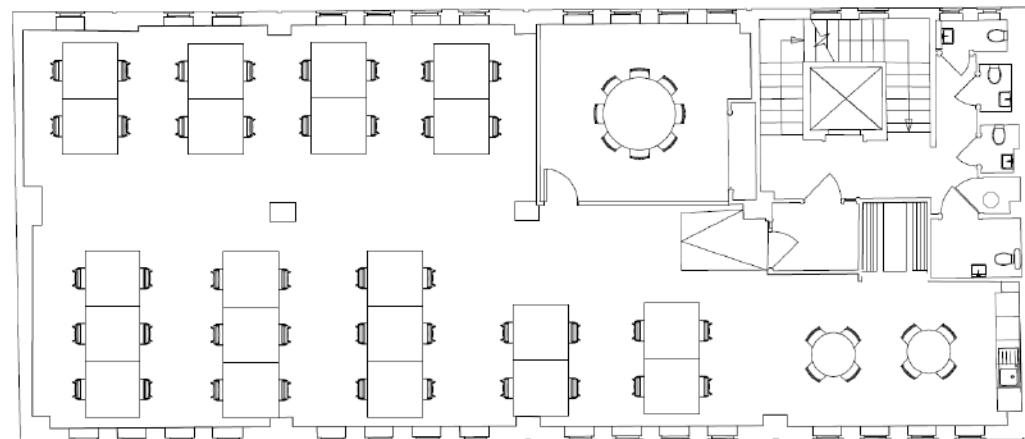
**START DATE:** Q1 2024

**TERM:** 24 months

**DEPOSIT:** 2 months rent deposit + 1 months rent  
upfront

**SET UP:** Office layout as it is, additional rooms or  
amendments will be charged on a non-profit  
basis, material & labour

Example Floorplan







business  
cube

Get in touch and we can discuss your requirements or arrange a viewing to show you around your dream office space

Call us: 020 7788 4747 | Email us: [info@businesscube.co.uk](mailto:info@businesscube.co.uk) | [www.businesscube.co.uk](http://www.businesscube.co.uk)

Book a tour