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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.

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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.

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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



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

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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

4th Floor

2,141 sq ft
(self-contained)

£25,870
+ VAT pcm

Financials

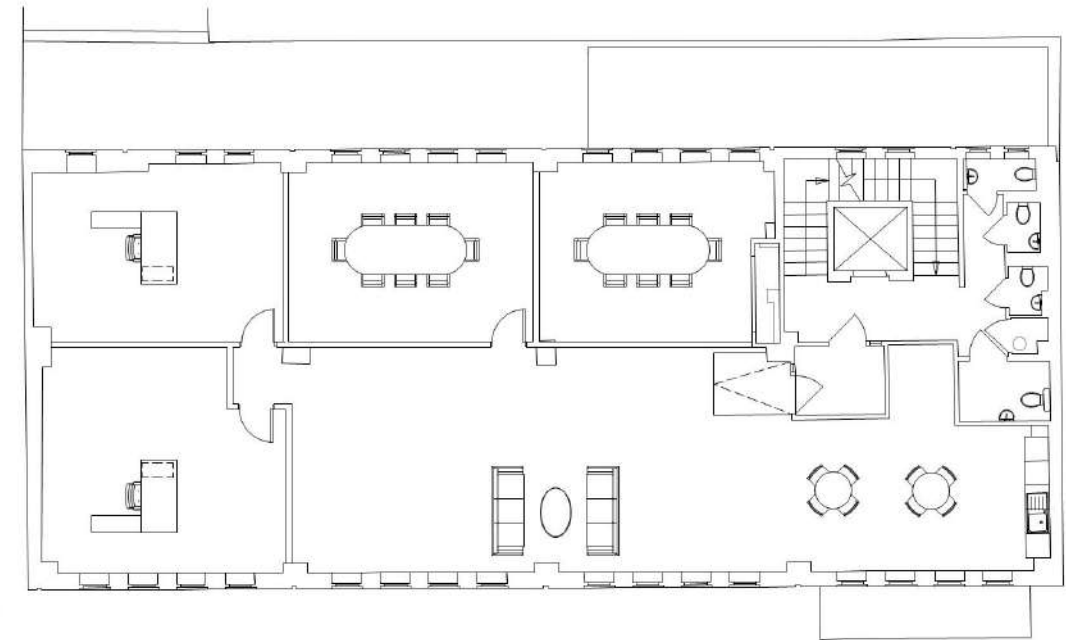
START DATE: Q1 2024

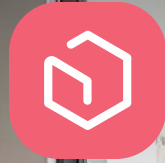
TERM: 24 months

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





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

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