



**ATTRACTIVE BUILDING WITH
GROUND FLOOR A3 RETAIL UNIT**

ENTIRE FREEHOLD FOR SALE

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

Floor Areas	Sq Ft (NIA)	Sq M (NIA)
5 th Floor	328	30.47
4 th Floor	716	66.52
3 rd Floor	752	69.86
2 nd Floor	761	70.70
1 st Floor	766	71.16
Ground Floor	48	4.46
Storeroom		
Basement Stores	119	11.06
Sub Total	3490	324.23
Ground Retail	747	69.40
Basement Retail	781	72.56
Sub Total	5018	466.19

Description

A rare opportunity to acquire centrally located and modern media-style office accommodation within an attractive end terrace period building. The office parts are self-contained and arranged over 5 floors-accessed via a separate entrance foyer. The 5th floor has a pleasant outlook on to trees. Basement storage and plant rooms serving the office parts are accessed via a separate staircase.

Location

The Building is located in the heart of London occupying a prominent position at the junction of Gray's Inn Road and Baldwin Gardens opposite the historic Gray's Inn Square. The area is served by a range of local shops and eateries. Chancery Lane Underground Station (Central Line) is located just a few minutes walk to the South (circa 0.1 miles) whilst Farringdon (Circle, Metropolitan, Hammersmith & City lines and Thameslink) are located circa 0.4 miles to the East. The major international transport hub facilities at Kings Cross/St Pancras Station are approximately 1.2 miles away and can be easily accessed via numerous bus routes which run past the building.

Office specification

- Self-contained offices with separate entrance foyer
- 5th Floor with decked balcony (requires handrails)
- Ground floor and basement store rooms
- 8 Person passenger lift
- Central Heating
- Exposed Timber Floors
- Entry phone
- WCs on all upper floors

Tenure

Freehold

Terms

Entire freehold for sale with vacant possession of the office floors yet subject to the lease of the retail premises on the ground and basement floors.

Price

Unconditional offers invited in Excess of £4,000,000 (four million pounds)

Tenancies

The office parts are offered for sale with vacant possession.

Planning

The owner has been in occupation of the building since 2004 using the self-contained upper floors as offices. Change of use to include that of residential may be possible subject to planning consent.

Rateable Value

The office parts of the premises have a single rateable value of £99,000 with the effect from the 1st April 2010. The retail unit is currently assessed with a rateable value of £45,750 with effect from the 1st April 2010

