



0207 491 0207

**JONES
NORRIS
ADAMS**

CHARTERED SURVEYORS

2nd FLOOR OFFICES TO LET

FANZ HOUSE, 99 GRAYS INN ROAD, WC1
1,155 ft² (107.31 m²) approx.



LOCATION

The building is located on the western side of Grays Inn Road, opposite the ITN building. The property is easily accessible from Chancery Lane (**Central Line**) and Russell Square (**Piccadilly Line**) Underground Stations, with King's Cross Station to the North.

DESCRIPTION

The property is arranged over the 2nd floor with the benefit of the existing fit out, which provides for a rectangular open plan space, one large board room, a kitchen and a break out/meeting area. The space also benefits from windows either side and plain plaster ceilings.

FLOOR AREAS

Floor	Sq. Ft	Sq. M
2 nd	1,155	107.31

AMENITIES

- Air-conditioning
- LG7 lighting
- Perimeter trunking
- Kitchen
- Excellent natural light
- Passenger lift

LEASE

An assignment of the existing lease is available, held outside the Landlord & Tenant Act 1954, expiring 3rd September 2020.

RENT

£42.50 psf until 4th September 2018

£45.00 psf until expiry

BUSINESS RATES

£14.00 psf approx. subject to verification 2017/18

SERVICE CHARGE

£8.00 psf. (capped)



For more information or to arrange a viewing, please contact:

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