



**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

To Let

Office Property

Newly Refurbished Media Style Office Floors

275 Grays Inn Road, Kings Cross WC1



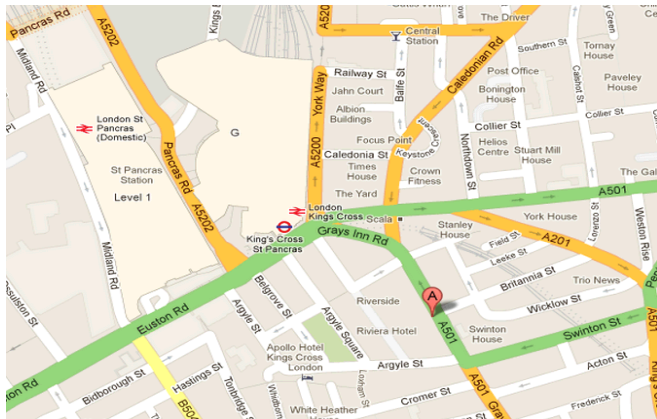
- 2,063 - 4,421 Sq Ft (191 - 410 Sq M)
- Kings Cross Station - 5 minutes Walk
- Exposed Concrete Ceiling
- Modern Creative Office Space

Lambert Smith Hampton

United Kingdom House, 180 Oxford Street, London W1D 1NN T +44 (0)20 7198 2000

275 Grays Inn Road, Kings Cross WC1

Location

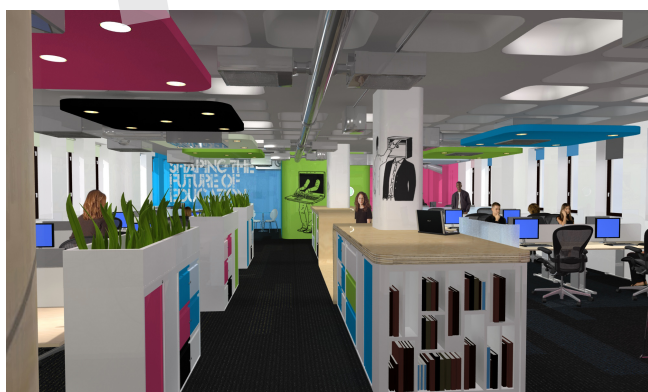


Situated on the West side of Grays Inn Road opposite the junction with Britannia Street, the property is moments from Kings Cross Station and benefits from the ongoing investment in the local infrastructure and retail amenities.

Description

The building has recently undergone a substantial refurbishment.

- Exposed concrete ceiling
- New reception
- New passenger lift
- Exposed air conditioning units
- Raised floors
- Secure cycle storage
- Showers
- New WC's on every floor
- Suspended modular Ecophon lighting system
- DDA compliant



Floor	Sq Ft	Sq M
4th	2,063	191
3rd	2,358	219
Total	4,421	410

Terms

The accommodation is available on a floor by floor basis or in its entirety. New leases direct from the freeholder for a term to be agreed.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Alex Kim
Lambert Smith Hampton
020 7198 2273
akim@lsh.co.uk

David Earle
Lambert Smith Hampton
020 7198 2270
dearle@lsh.co.uk

March 2013

**Lambert
Smith
Hampton**

020 7198 2000
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.