

277a Gray's Inn Road

London WC1X 8QF

Distribution Warehouse / Workshop in Central London

To Let / Rental Incentives Available



- 3,008.8 sq m (32,386 sq ft)
- Clear span ground floor space
- 6.1m eaves height
- Two entrances – Gray's Inn Road and St Chad's Street
- Parking for 6 vehicles
- Ideal for workshop / distribution warehouse / storage uses
- Underground, overground and Eurostar rail connections

Location

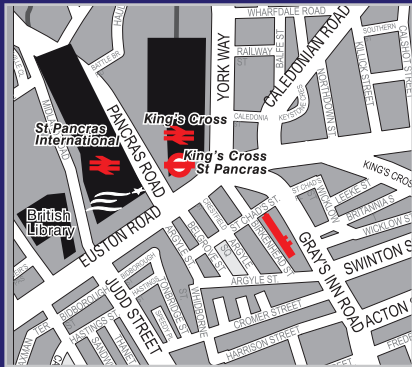
An ideal base to distribute to Central London businesses, in a unique position close to the West End, Mid Town and City, with excellent road and rail links.

- Less than 5 minutes walk from King's Cross and St Pancras mainline stations

Description

A substantial 1930s depot / warehouse, currently used as a vehicle service centre.

- Brick construction with light steel trussed roof
- Largely open plan accommodation
- Large workshop / warehouse with separate office and storage area
- Clear eaves height circa 6.1 metres
- Basement storage / WCs
- Access and loading from Gray's Inn Road and St Chad's Street
- Yard and parking for 6 vehicles



Planning

- Current personal consent for vehicle service centre restricts operation to 8am – 6pm Monday – Friday
- Restrictions do not apply after reversion to B8 warehouse use when current occupier vacates
- Local policies restrict the loss of general industries and warehousing uses

Amenities

- Gas space and radiator heating
- Security / CCTV system
- Localised comfort cooling to offices
- Compressed air lines
- Exhaust extraction / air handling system

Accommodation

	Sq m	Sq ft
Ground floor workshop (inc tunnel)	2,354	25,338
Ground floor office / reception	198.6	2,137
Parts	66.3	714
Toilet block	14.2	153
First floor mezzanine / canteen	134.8	1,451
Basement	240.9	2,593
Total accommodation	3,008.8	32,386

Rating

2010 listing for vehicle repair workshop and premises: Rateable Value £307,500. UBR for 2012/2013 is 48.2p including Crossrail supplement of 2p in the £.

Tenure

Held on a 25 year lease from July 1992. Current rent payable £278,378 pa exclusive.

Terms

- Proposals are invited for the assignment of our client's leasehold interest
- Alternatively, interest in a co-terminus sub-lease will be considered
- Proposals for part of the building will not be considered
- Freehold interest is not available
- The lease is subject to five yearly rent reviews

Incentives

Rental incentives are available.



Contact



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