



275 Grays Inn Road
Kings Cross
WC1H 8BD

BESPOKE MANAGED OFFICE

2,307 sq ft
(upto 49 Desks)

£32,555 per Month

*The Flexible Future of Medium Term
Office Space for Business.*



THE BUILDING

The offices benefit from excellent natural light and have been refurbished to a contemporary specification with exposed services ideally suited to occupier demand. Completed to Cat A+ (fully managed and furnished) condition including data cabling to risers and pre-installed fitted kitchenettes on each floor.

The refurbishment also included the installation of new end of commute facilities including bicycle racks (accessed via a secondary entrance adjacent to reception), showers and lockers.



THE LOCATION

Grays Inn Road is a commuter's dream, located conveniently close to King's Cross, easily accessible to anywhere in the City. Surrounded by brilliant restaurants, historic pubs, canals and sleek bars, you'll never be short of something to do on your lunch hour. There's plenty of places to explore after work too, with the charming Exmouth Market nearby.

NEAREST TUBE

Kings Cross St Pancras



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[VIEW HERE](#)



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
1st Floor	2,307	upto 49	£32,555	12 – 36 MONTHS		VIEW HERE

Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced/No Legal Costs.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

Property Highlights

- Dedicated Building Reception
- Personalised Branding & High Speed IT
- Showers, Lockers & Secure Bike Storage
- Fully Fitted & Stocked Kitchen



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE*



VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

THE MANAGED OFFICE SEARCH PROCESS

CONTACT US

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