



CLASS E LEASE AVAILABLE – VIEWINGS STRICTLY BY APPOINTMENT ONLY

4 GRAY'S INN ROAD
LONDON WC1X 8HG

bf.
brasier freeth

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WC1X 8HG

Class E Opportunity
LEASE AVAILABLE

LOCATION

4 Gray's Inn Road occupies a prominent position located just off High Holborn with strong visibility to passing footfall on a well-established thoroughfare connecting King's Cross and Holborn.

The surrounding area benefits from a diverse mix of office occupiers, residential accommodation, hotels and educational institutions. Chancery Lane is closeby providing excellent connectivity to wider London.

Notable nearby occupiers include Joe & The Juice, Greggs, Holland & Barrett, Caffè Nero and McDonalds.

DESCRIPTION

The property is arranged over a ground floor only and is currently fitted to a very high standard throughout with kitchen area and WC.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor	128.00	1,380



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LEASE

Held on an FRI lease due to expire 12 June 2032 with a rent review on 13 June 2027. The lease is outside the Landlord and Tenant Act.

PASSING RENT

£115,000 per annum exclusive.

TERMS

Offers invited for a lease assignment.

EPC

Further details available upon request.

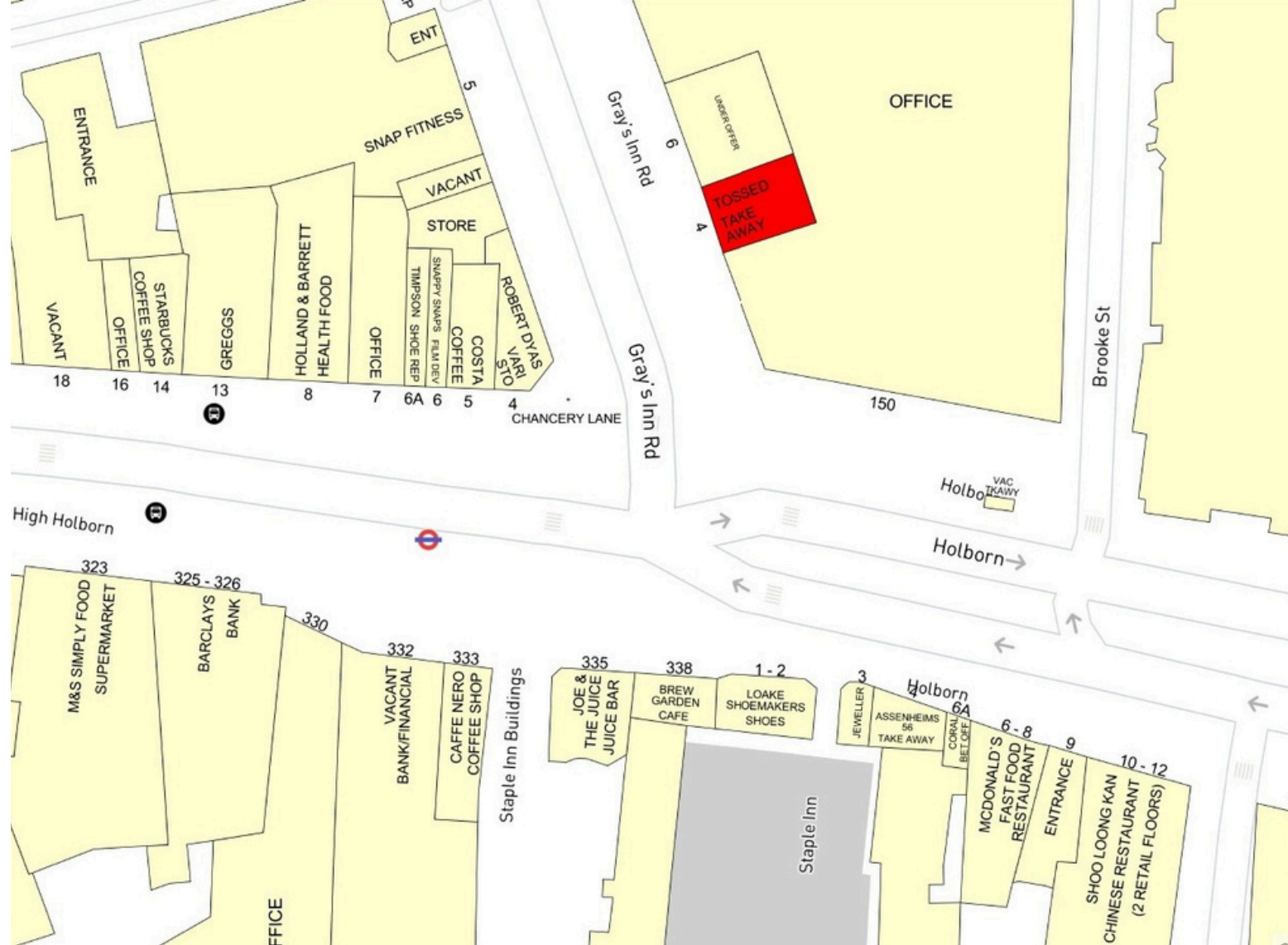
BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £89,500.

For rates payable please refer to the Local Charging Authority, London Borough of Camden – 020 7974 6460.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.