

To Let

Fox Court, 14 Gray's Inn Road, London, WC1X 8HN
8,156 sq ft

- Excellent communication links
- Fitted out
- Manned reception
- 4 pipe fan coil air conditioning
- Raised floors



Location

Fox Court is situated at the southern end of the east side of Gray's Inn Road, moments from Chancery Lane Station. Both Holborn and Farringdon Stations are within a short walking distance, and access to both The City and West End can be reached within a couple of minutes via the Central Line.

Accommodation

The 7th floor is available, providing an efficient, rectangular floor. Meeting rooms are in situ at the front of the floor, with large windows looking out onto The Honourable Society of Gray's Inn. There is a kitchen and further meeting rooms to the rear of the floor, as well as demised WCs and showers.

Local Amenities

Traditionally home to the legal sector, the Midtown now appeals to a diverse range of occupiers due to its prime location between the City of London and the West End.

The area has a wide variety of bars, restaurants and coffee shops within the immediate vicinity, which include the Holborn Dining Room & Delicatessen, Hix, The Bull Steak Expert, Bleeding Heart Restaurant, Gaucho and the Mirror Room. Popular bars include Scarfes Bar, Kanaloa London, Grand Union, The Fable and Radio Rooftop bar.

Nearby occupiers include Amazon, Skype, Saatchi & Saatchi, Warner Brothers, Deloitte, AECOM, Irwin Mitchell, Sainsbury's and Taylor Wessing to name a few.

Terms

A new lease is available for a term to be negotiated, direct from the landlord.

Viewings

Strictly by JLL or our joint agents Monmouth Dean

Accommodation

Floor / Unit	Description	Size	Rent	Availability
7th	7	8,156 sq ft	£57.50 per sq ft	Available

EPC

This property has been graded as 75 C.

Rent

£57.50 per sq ft

Business Rates

Rates Payable (2017/2018): £20.56 per sq ft

Estimated

Service Charge

£10.50 per sq ft

Estimated



Contacts

Jack Beeby

+44 (0)207 852 4063

jack.beeby@eu.jll.com

Toby Chapman

+44 (0)207 852 4222

Toby.Chapman@eu.jll.com

Alice Keogh

+44 (0)207 399 5823

Alice.Keogh@eu.jll.com

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