

# 175-185 GRAYS INN ROAD

175-185 GRAYS INN RD, LONDON, WC1X 8UE



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

175-185 Grays Inn Road is here to provide a raw and characterful workspace option in Kings Cross, one of the most thriving areas of London, particularly for the tech industry, as it is home to the likes of Google. Our workspace offers a range of private office spaces and self-contained floors suitable for small to medium sized businesses seeking their own identity. There is also a members lounge providing Zoom and focus rooms as well as spaces for relaxation, several soft seating areas suitable for remote working, and a large roof terrace. 175-185 Grays Inn Road is one of our most collaborative working environments, and meets the needs of anyone searching for a flexible workspace with full amenities. All office spaces at 175-185 Grays Inn Road come fully furnished and feature office cleaning, giving our businesses more time to focus on what really matters. With a manned reception and several on-site meeting rooms bookable on-demand, everything you need to get more productive is present. Best of all, this workspace is located close by to Kings Cross St. Pancras International, with easy access to Europe and the rest of the UK. Other nearby underground stations include Russell Square and Kings Cross. It's an ideal option for businesses looking for an inspiring new boutique workspace that gives them everything they need to flourish.

## LOCATION

Our workspace is easily reached from both other areas of London and further afield, with a bus stop right outside and both Chancery Lane and Kings Cross stations within 15 minutes on foot. It's also a cyclist-friendly workspace, so if you're keen to commute by bicycle, it's equipped for your needs.

## SPECIFICATION/AMENITIES

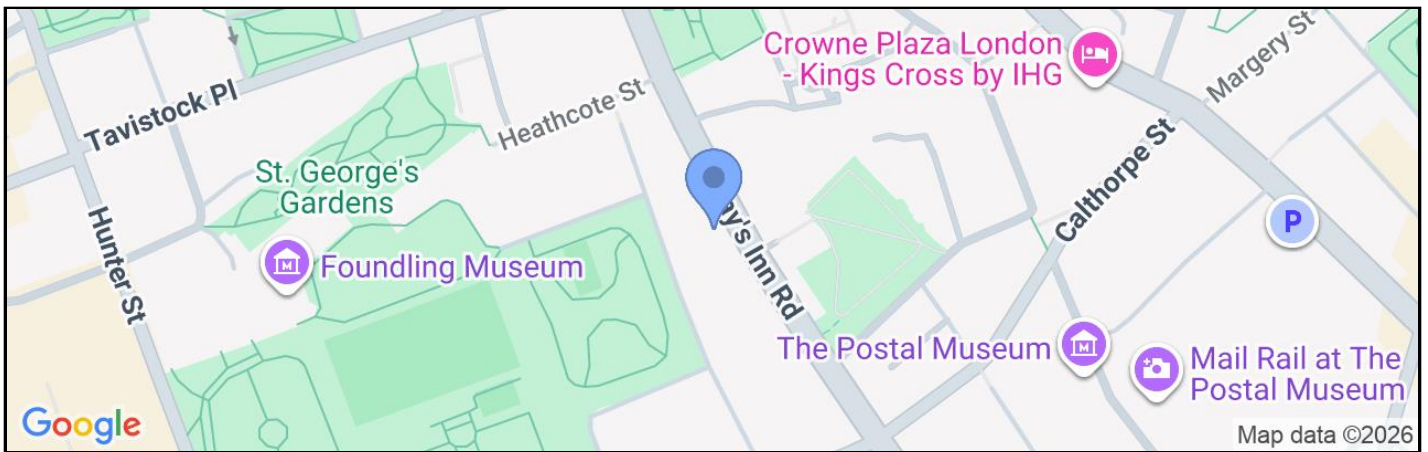
- Hand sanitising stations and daily cleaning
- Business grade fibre-optic broadband
- Unique historic interiors
- Cyclist-friendly
- Roof Terrace
- Mailing and trading address
- Dog-friendly
- Air filtration and fresh airflow

# 175-185 GRAYS INN ROAD

175-185 GRAYS INN RD, LONDON, WC1X 8UE



GRYPHON  
PROPERTY PARTNERS



## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. April 2026