

1,874 SQ FT CLASS E OPPORTUNITY

WITH OVER 20M FRONTAGE



225 GRAY INN ROAD

KINGS CROSS
LONDON WC1

1,874 SQ FT CLASS E OPPORTUNITY

WITH OVER 20M FRONTAGE

Frontage
20.0m



Local Occupiers and Connections



King's Cross St Pancras Station

77.4m

(*2024 entry/exits)

Estimated local workers

120,000

(*Camden ward profiles for Bloomsbury, King's Cross, St Pancras)

Students in the area

>60,000



Occupiers

- 1 Google London
- 2 Heatherwick Studio
- 3 AstraZeneca
- 4 ITN
- 5 Veolia

Education

- 1 Capital City College King's Cross Centre
- 2 Trinity College London
- 3 UCL School of Architecture
- 4 Malvern House

Health

- 1 Great Ormond Street Hospital for Children
- 2 National Hospital for Neurology & Neurosurgery
- 3 Nuffield Hearing Centre

Attractions

- 1 The Postal Museum
- 2 Charles Dickens Museum
- 3 Scala
- 4 Sadler's Wells Theatre
- 5 Exmouth Market

Hotels

- 1 St Pancras London, Autograph Collection
- 2 Clink 261 Hostel
- 3 Premier Inn
- 4 The Standard Hotel
- 5 Travelodge London Central
- 6 Point A London, Kings Cross Hotel
- 7 Crowne Plaza London



King's Cross St Pancras is a major hub linking London with regional destinations across the UK. On the international side, it is the London terminus for high-speed services departing to cities including Paris, Brussels, Amsterdam and Lille.

King's Cross St Pancras is served by six London Underground lines:

- Circle Line
- Hammersmith & City
- Metropolitan Line
- Northern Line
- Piccadilly Line
- Victoria line



Nearby bus routes include:

- | | |
|--------|----------------------------|
| 17 | (Archway to London Bridge) |
| 46 | (Paddington to St Barts) |
| 63/N63 | (St Pancras to Honor Oak) |
| 259 | (Edmonton to King's Cross) |

Further Information

Lease

A new lease outside The Act for a term to be agreed.

Rent

£75,000 pa

Rates (2026)

Ratable Value £92,500

Rates Payable £42,550

Interested parties are advised to make their own enquires with the local authority.

EPC

Energy Rating B

Agent Contacts

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