

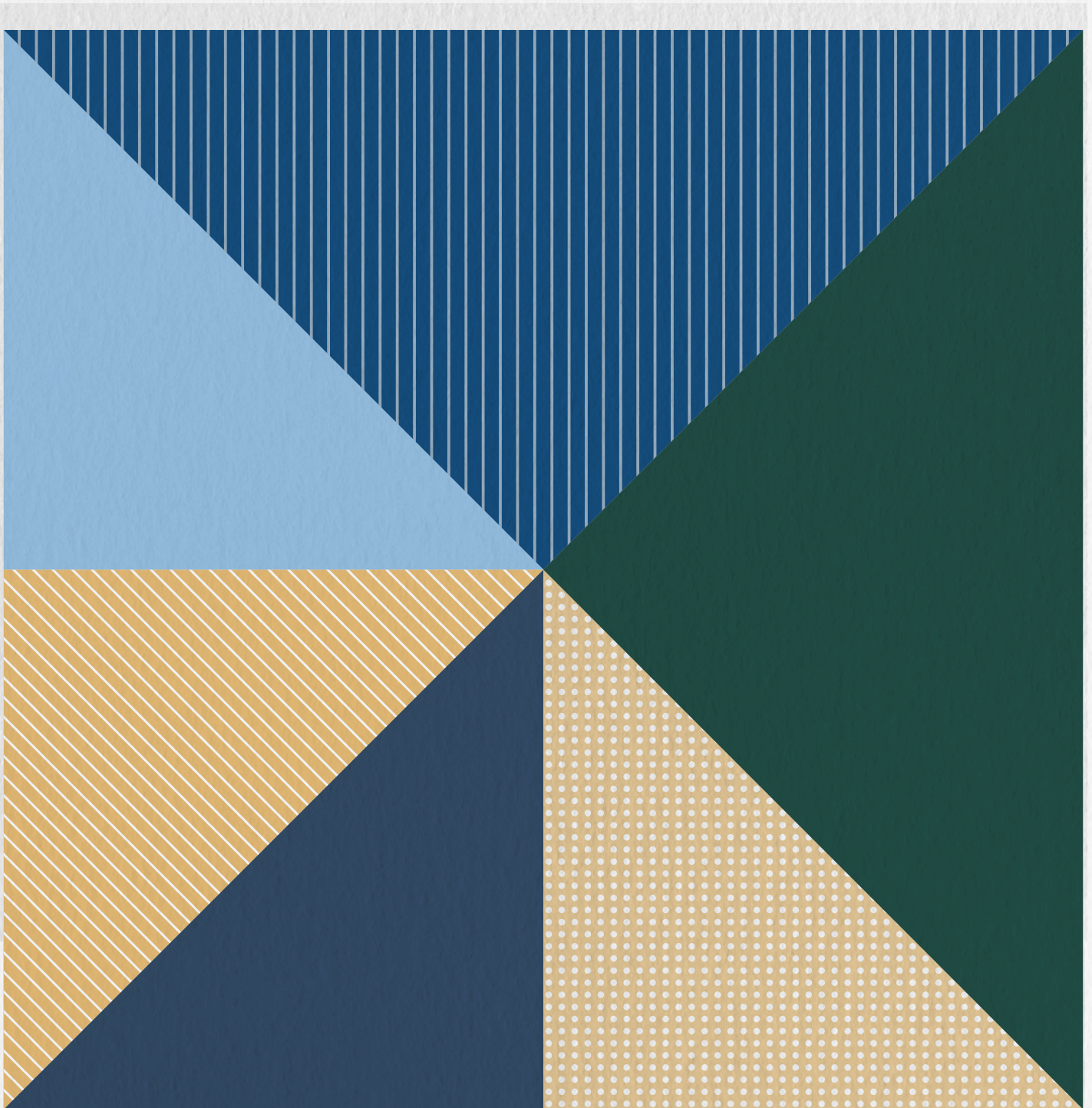
# one oh seven

107 Gray's Inn Road, London WC1

Fully Fitted & Furnished Office Suites

4th Floor – 1,443 sq ft / 14 desks

3rd Floor – 2,500 sq ft / 28 desks



[oneohseven.co.uk](http://oneohseven.co.uk)



# Oh 'ello!

107 Gray's Inn Road offers two fully fitted and furnished, modern office suites, arranged over the third and fourth floors

The building has been extensively redesigned and refurbished, providing 3,943 sq ft of considered and crafted workspace.

## Highlights

Plug and play ready to go offices

Exposed air conditioning

New suspended LED lighting

New entrance and reception

Unique potted ceiling

Staffed reception

Private courtyard

New WCs, shower facilities, lockers and bike racks

Passenger lift

2.8–3.1m floor to ceiling heights



Ground floor reception



Lower ground lockers



3rd floor fitted CGI



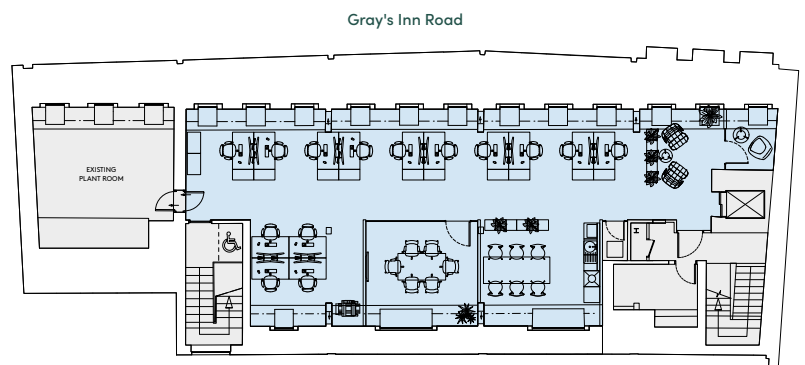
3rd floor fitted CGI

# Oh my gosh!

## Fourth floor space plan

1,443 sq ft / 134 sq m / 14 desks

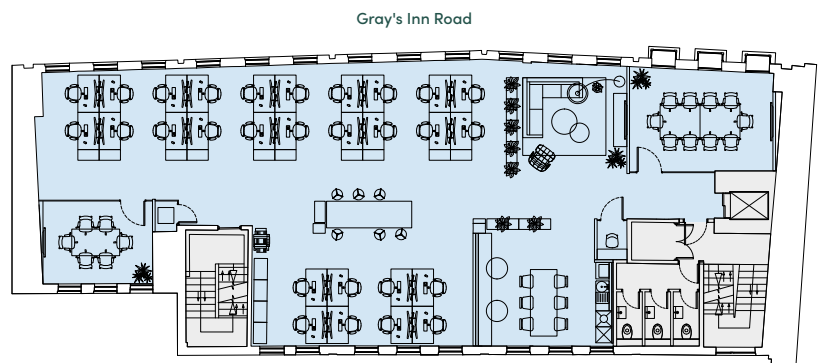
Open plan desks	14
Meeting room	1
Teapoint	1
Breakout area	1
Comms cabinet	1
Welcome area	1
Call pod	1
Print area	1



## Third floor space plan

2,500 sq ft / 232 sq m / 28 desks

Open plan desks	28
Meeting room	2
Teapoint	1
Breakout area	1
Comms cabinet	1
Collab bench	1
Welcome area	1
Call pod	1
Print area	1



● Office ● Core For indicative purposes only, not to scale.



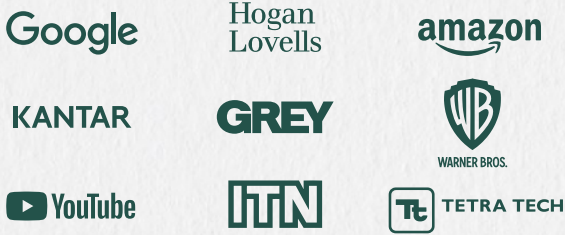
# Oh boy!

Located between King's Cross and Farringdon, 107 Gray's Inn Road provides direct access to the finest amenity locations including Lamb's Conduit Street and Coal Drop's Yard.

The building benefits from excellent transport connectivity, which will be further enhanced with the Elizabeth Line at Farringdon Station, approximately a 10 minute walk away.



## Local Occupiers



## Connections



Journey time from the building. Source TfL

## Terms

Upon application.

## Viewings

Strictly through joint sole letting agents.

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