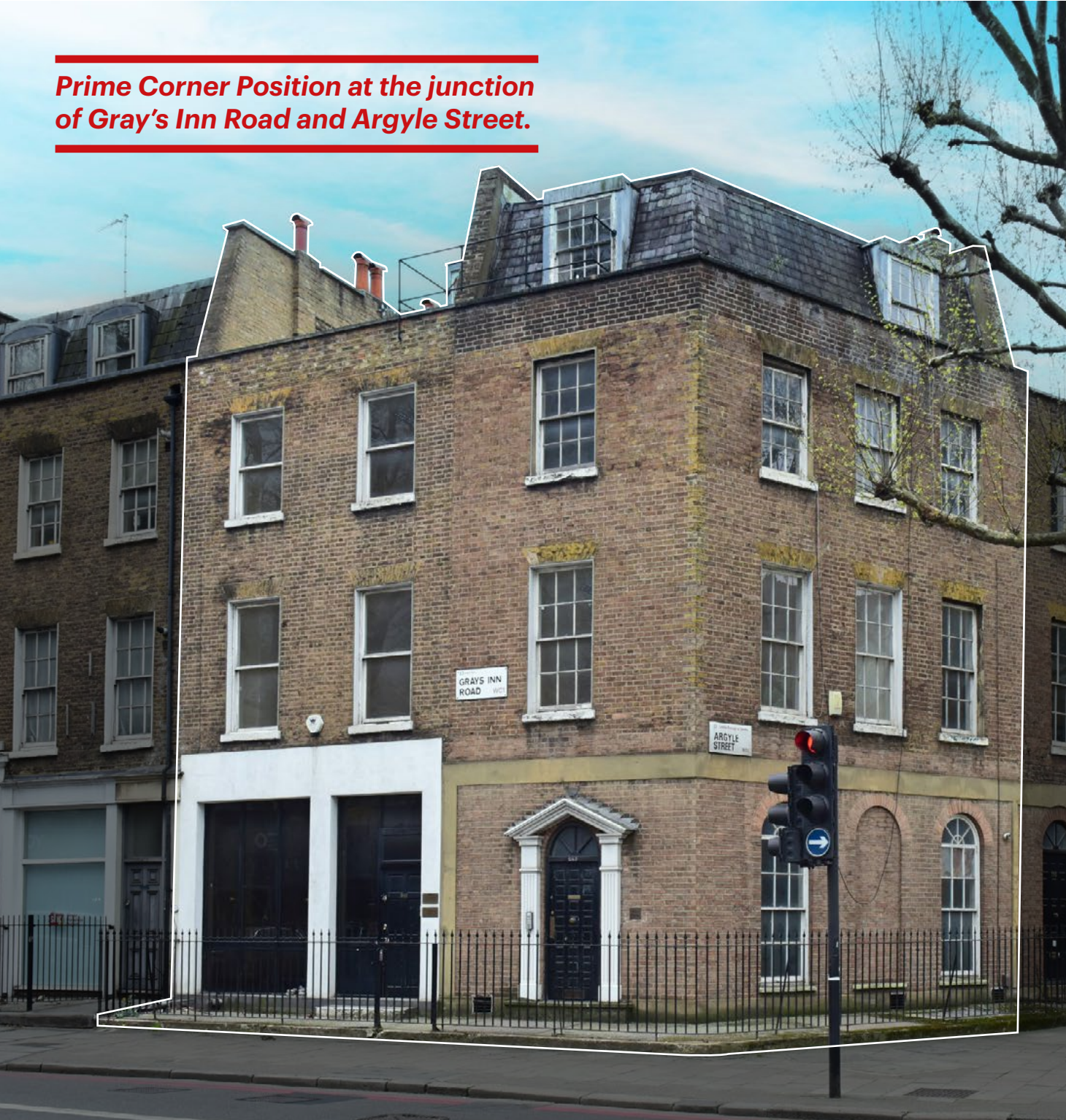


247 & 249
GRAYS INN ROAD

LONDON WC1X 8JR

GOLDENBERG
REAL ESTATE 

**Prime Corner Position at the junction
of Gray's Inn Road and Argyle Street.**



INVESTMENT SUMMARY

- Prime corner position at the junction of Gray's Inn Road and Argyle Street
- Just 3 minutes' walk from King's Cross Station
- Freehold interest
- Total floor area: 4,551 sq ft
- Currently designated as E Class
- Suitable for developers or owner-occupiers
- Significant value-add potential through refurbishment and extension
- Permitted conversion of upper floors to residential under Class G
- Potential full conversion to residential, subject to consents
- Guide Price: Offers in excess of **£2,000,000**, reflecting a capital value of just **£439 per sq ft**

LOCATION OVERVIEW

Gray's Inn Road is a central London artery that connects Midtown in the south to King's Cross and Farringdon. The immediate vicinity benefits from proximity to the King's Cross regeneration area, a dynamic blend of office, retail, leisure, and residential development.

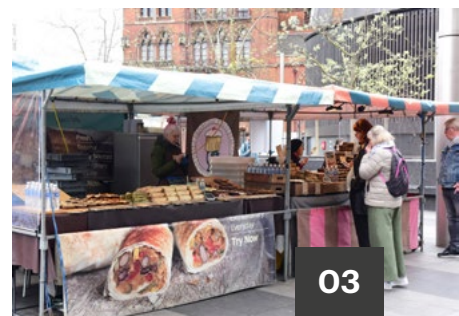
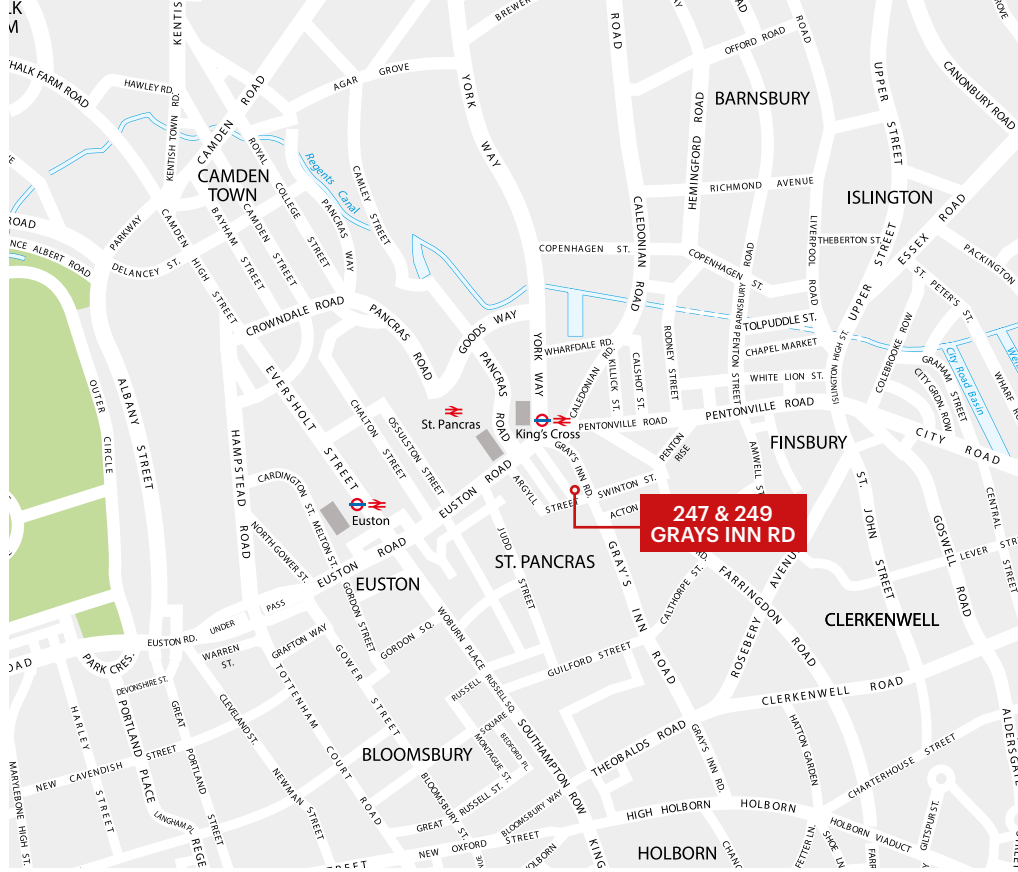
Directly opposite the site is the 217-room Point A Hotel, with Acorn House under construction nearby to provide new homes, retail, and office space. Just 50 metres away, 300 Gray's Inn Road has secured planning for over 32,000 sq ft of office space and seven residential units.

The area's rich history dates back to the 12th century when it was known as "Purtepole Road," later renamed Gray's Inn Road after the Gray family, tenants of Portpool Manor—now Gray's Inn, one of London's four Inns of Court.

HISTORY

Gray's Inn Road has a rich history dating back to the medieval period. The area was originally known as "Purtepole Road," named after the manor of Portpool, which existed since at least the 12th century. Over time, the road underwent several name changes, including "Graysynlane" and "Portpole Lane," before becoming known as Gray's Inn Lane in the 17th century and eventually Gray's Inn Road in the early 20th century.

The name "Gray's Inn" is derived from the Gray family, who were tenants of the manor house of Portpool. This manor house later became known as Gray's Inn, one of the four Inns of Court in London, serving as a professional association for barristers and judges.



CONNECTIVITY

Ideally located less than 500m south of King's Cross St. Pancras, the property benefits from exceptional connectivity:

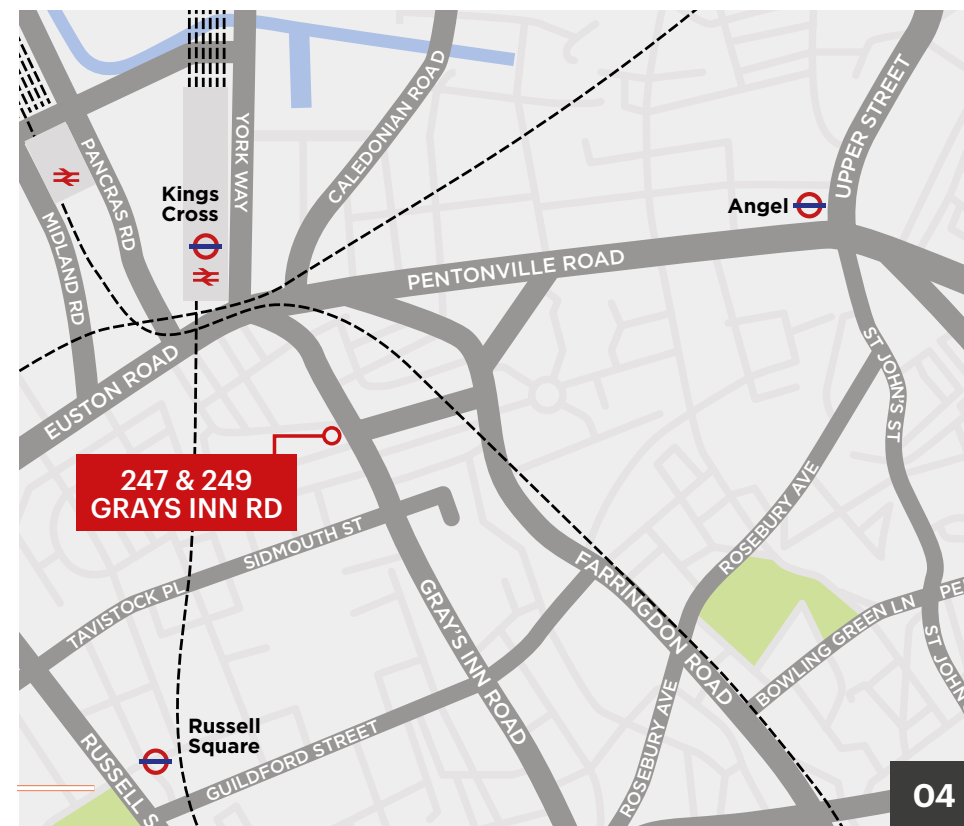
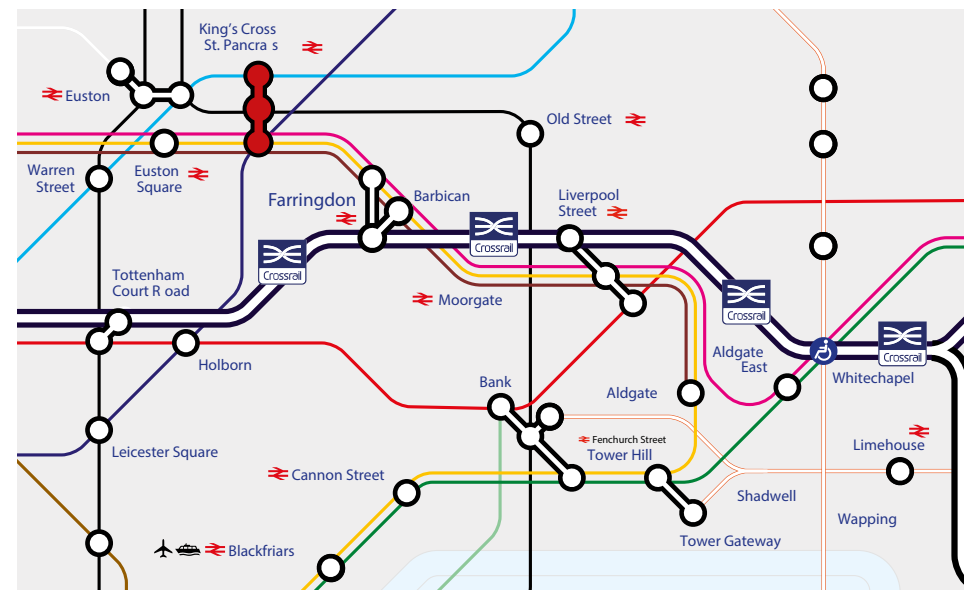
- **London Underground:** Circle, Metropolitan, Hammersmith & City, Northern, Piccadilly, and Victoria lines
- **National Rail:** Grand Central, Great Northern, Thameslink and others
- **International:** Eurostar and East Midlands Rail via St. Pancras

ACCOMMODATION OVERVIEW

247-249 Gray's Inn Road occupies a prominent corner site with excellent natural light from three sides. The buildings are currently connected, though inefficiently, due to dual stair cores.

Approximate floor areas (GIA):

Floor	SQ FT	SQ M
Basement	1,029	95.6
Ground Floor	1,130	105
First Floor	1,065	98.9
Second Floor	1,070	99.4
Third Floor	257	23.9
TOTAL	4,551	422.8



KNOWLEDGE QUARTER CONTEXT

Located within London's Knowledge Quarter, the area is a nexus of academia, research, and innovation. The KQ encompasses institutions such as:

- University College London (UCL)
- The British Library & The British Museum
- The Alan Turing Institute, Google, and The Crick Institute
- Over 100 organizations employing 70,000+ people

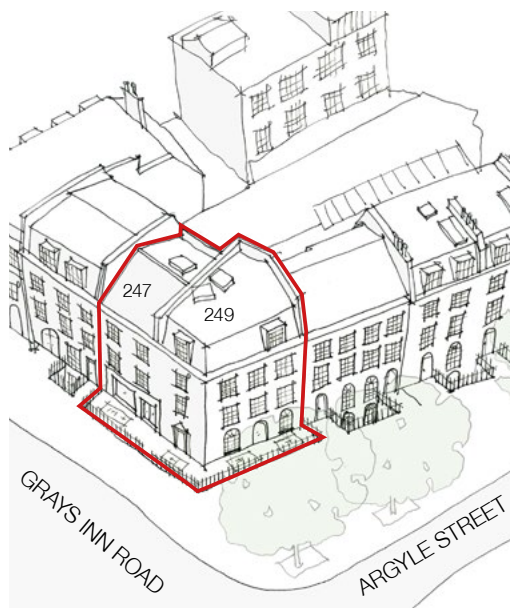
The wider King's Cross area is undergoing a £3 billion regeneration covering 67 acres, delivering:

- 1,750 new homes
- 100+ shops and restaurants
- 4.25 million sq ft of office space



OPTION 1 - MIXED-USE SCHEME

- Ground and lower ground floors retained for commercial use
- Upper floors converted into:
 - 2 x 2-bed, 4-person flats (1st and 2nd floors)
 - 1 x 2-bed, 3-person flat (3rd floor with roof extension)
- Stair cores rationalised for efficiency
- Dedicated commercial entrance via Gray's Inn Road
- New residential entrance from Argyle Street
- Indicative bin and bike stores included

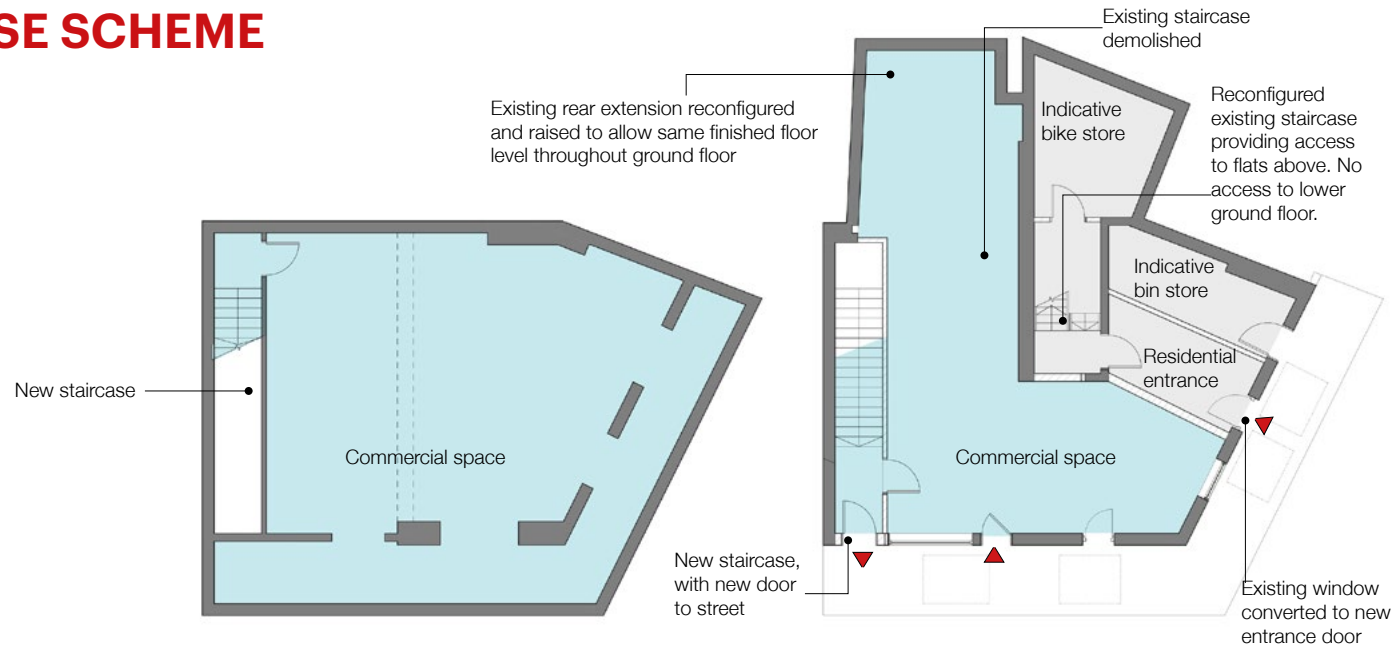


3d sketch - Existing



3d sketch - Proposed - Option 1 view

OPTION 1 - MIXED-USE SCHEME

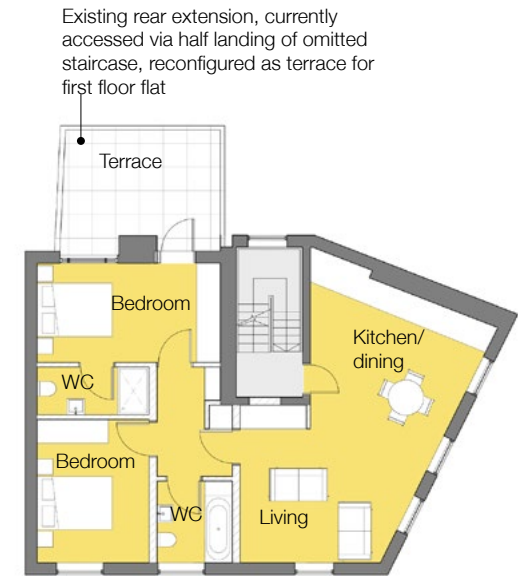


Lower ground floor

GIA Commercial Space: 101 sqm/1,094 sqft

Ground floor

GIA Commercial Space: 64 sqm/697 sqft
GIA ancillary space: 33 sqm/365 sqft



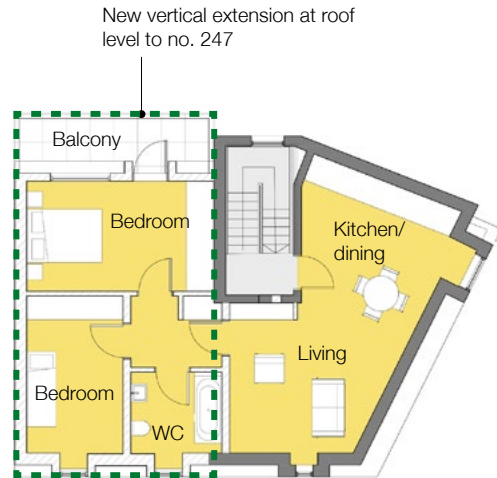
First floor - 2 bed 4 person flat

GIA Residential: 70 sqm/753 sqft
GIA ancillary space: 6 sqm/70 sqft



Second floor - 2 bed 4 person flat

GIA Residential: 70 sqm/753 sqft
GIA ancillary space: 6 sqm/70 sqft



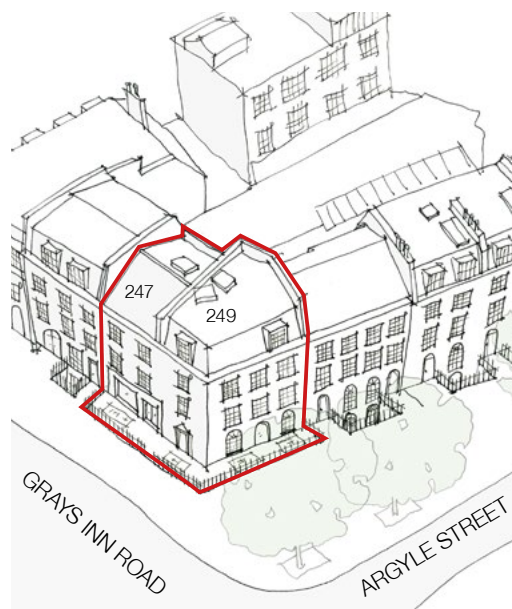
Third floor - 2 bed 3 person flat

GIA Residential: 62 sqm/671 sqft
GIA ancillary space: 6 sqm/69 sqft

OPTION 2 - FULLY RESIDENTIAL

- 1 x 1-bed, 2-person flat at ground level (own front door from Gray's Inn Road)
- 1 x 1-bed, 2-person flat at lower ground (with external amenity)
- 2 x 2-bed flats at first and second floors
- 1 x 2-bed flat at third floor (via roof extension)
- Courtyard created to rear for light and access

Both schemes subject to planning and detailed design investigations.



3d sketch - Existing



3d sketch - Proposed - Option 2 view

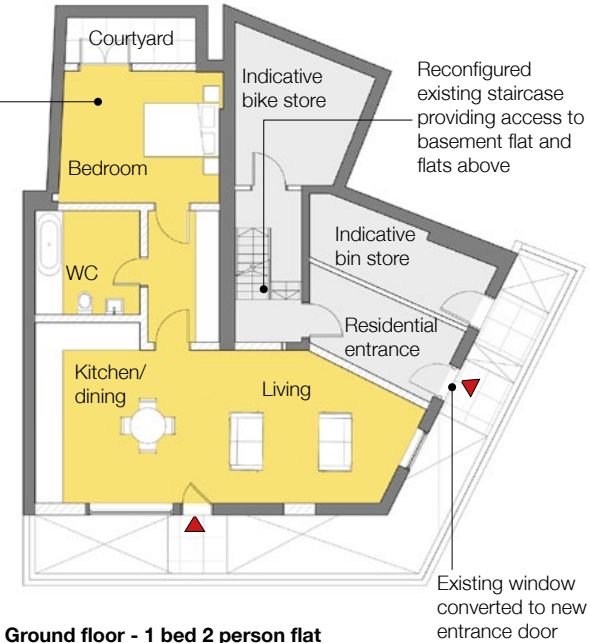
OPTION 2 - FULLY RESIDENTAIL

Existing pavement vaults opened to create external amenity and allow for windows to lower ground floor rooms



Lower ground floor - 1 bed 2 person flat

- GIA Residential: 68 sqm/734 sqft
- GIA ancillary space: 6 sqm/65 sqft



Ground floor - 1 bed 2 person flat

- GIA Residential: 64 sqm/695 sqft
- GIA ancillary space: 33 sqm/365 sqft

Existing rear extension, currently accessed via half landing of omitted staircase, reconfigured as terrace for first floor flat



First floor - 2 bed 4 person flat

- GIA Residential: 70 sqm/753 sqft
- GIA ancillary space: 6 sqm/70 sqft



Second floor - 2 bed 4 person flat

- GIA Residential: 70 sqm/753 sqft
- GIA ancillary space: 6 sqm/70 sqft



Third floor - 2 bed 3 person flat

- GIA Residential: 62 sqm/671 sqft
- GIA ancillary space: 6 sqm/69 sqft



Indicative CGI - Typical Residential Living Space Concept



Indicative CGI - Typical Residential Living Space Concept



Indicative CGI - Entrance Concept



Indicative CGI - Typical Rear Bedroom Concept



MARKET CONTEXT

Over the last 20 years, the WC1X 8 postcode area has seen:

- **Average nominal house price growth:** 5.0% per annum (163.5% total)
- **Inflation-adjusted real growth:** 2.3% per annum (56.1% total)

(Source: Housemetric.com)

Local market residential rental values:

1 bed LG floor	£600/week	(£2600/month)
1 bed G floor	£675/week	(£2925/month)
2 bed 1st floor	£900/week	(£3900/month)
2 bed 2nd floor	£900/week	(£3900/month)
2 bed 3rd floor	£825/week	(£3575/month)

Residential sales:

£1600 per square foot , comparables available upon request.

KEY INFORMATION

- **EPC Rating:** D
- **Vacant Possession:** Yes
- **AML:** Purchasers must comply with Anti-Money Laundering regulations



GUIDE PRICE & ENQUIRIES

Guide Price: Offers in excess of
£2,000,000

Capital Value: £439 per sq ft

GOLDENBERG
REAL ESTATE 

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Photography & Brochure By Adrian Gates Design: 07710 316 991.