



REFURBISHED GRADE "A" OFFICE SUITE TO LET

PART 8TH FLOOR

1 FLEET PLACE, LONDON, EC4

APPROX. 4,445 SQ FT (412.9 SQ M)



Situation: The property is located on the north side of Fleet Place, immediately above City Thameslink Station and has dual access onto Fleet Place and Holborn. Communications are excellent via City Thameslink north to Luton Airport, Bedford, Cambridge and Peterborough and south to Gatwick Airport, Brighton and numerous other destinations, linking into the underground network immediately to the north at Farringdon and immediately to the south at Blackfriars Stations.

Accommodation: Comprises recently refurbished Grade "A" Offices on part of the 8th floor totalling approximately 4,445 sq ft (412.9 sq m) presently in open plan layout with spectacular views.



Amenities: * Air Conditioning * 24 Hour Access
 * Showers * Bike Racks
 * Raised Floor * Fibre Connectivity
 * Four Passenger Lifts * Metal Tiled Suspended Ceiling

Lease: A new lease is available for a term by arrangement.

Rent: £52.50 p sq ft

Service Charge: Capped at £12 p sq ft plus RPI.

Rates: Estimated at £22 p sq ft.

EPC: E Rating.

Possession: Immediate.

Viewing: By appointment through Joint Sole Agents.

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