



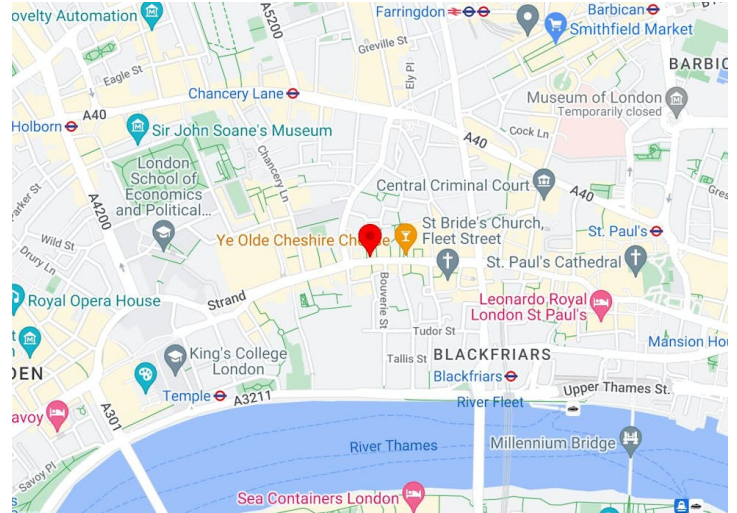
165 Fleet Street offers quality, fitted accommodation in a central London location.

- Exposed services
- LED lighting
- 7 x meeting rooms
- Air conditioning
- 3 x passenger lifts
- New cycle storage & showers
- Manned reception

165 Fleet Street

London, EC4A 2AE

**AVISON
YOUNG**



Summary

Available Size	10,295 sq ft / 956.44 sq m
Rates Payable	£24.68 per sq ft
Service Charge	£9.97 per sq ft
EPC	B

Amenities & Specifications

_ Fitout Concept: CAT B

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	10,295	956.44	Available
Total	10,295	956.44	



James Walker

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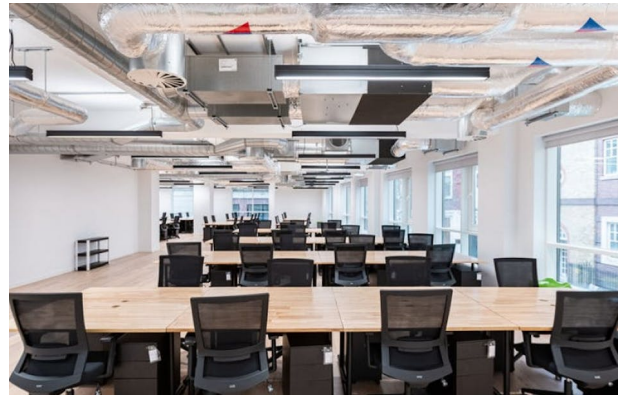
hannah.baxter@avisonyoung.com

Property Highlights

The building benefits from a manned and recently refurbished reception area with cycle storage and showers. The 1st floor benefits from a high quality existing fit out including 7 meeting rooms, kitchen/breakout and desking.

Location

Located on Fleet Street, the building is within a 5-minute walk of Chancery Lane and City Thameslink and under 10 minutes from Blackfriars Station. The surrounding area benefits from a number of amenities including cafes, restaurants and bars.



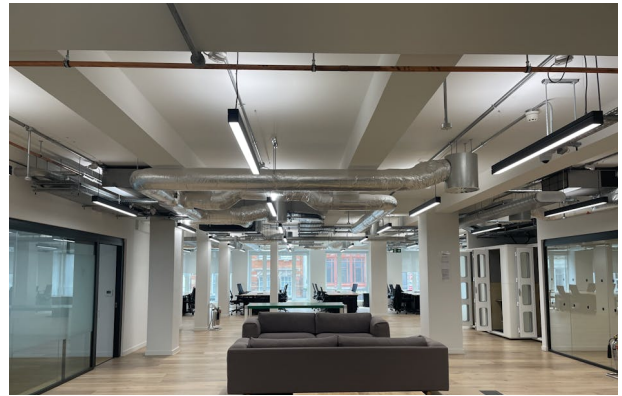
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