

PROPERTY PARTICULARS

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Property Consultants & Estate Agents

TO LET

ATTRACTIVE OFFICE SPACE IN FLEET STREET * SELF CONTAINED * * PRIVATE ENTRANCE *

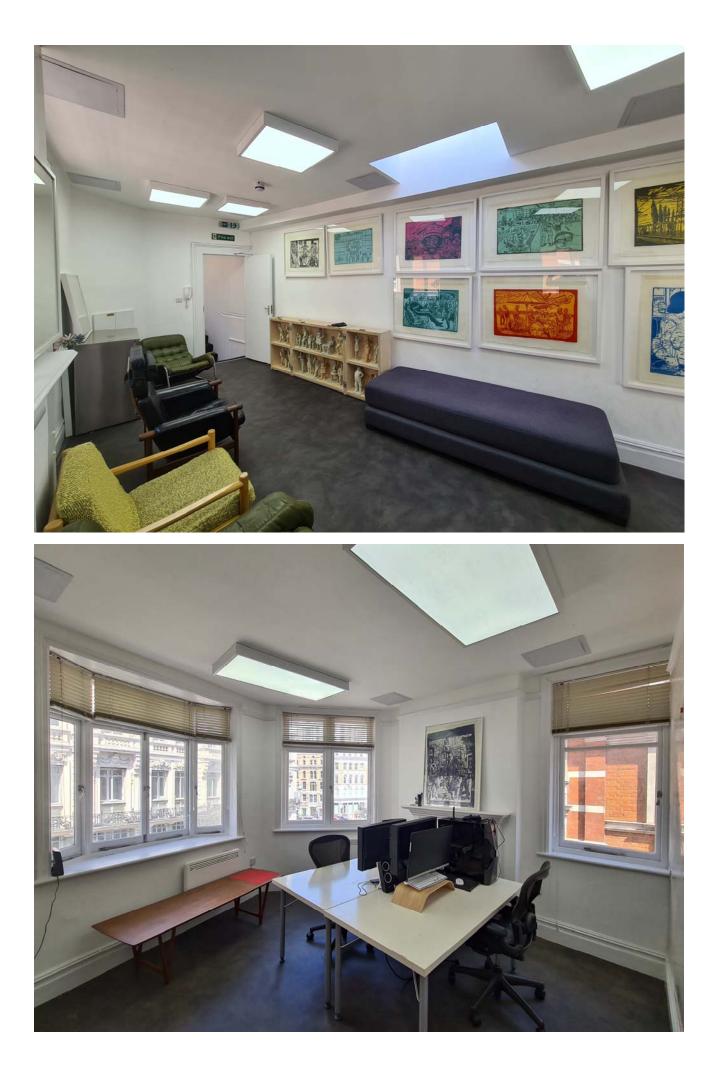
729 SQ FT



97 FLEET STREET, LONDON EC4Y 1DH

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LOCATION	Situated on the south side of Fleet Street by Ludgate Circus, the property is ideally located for City Thameslink train station and Blackfriars underground station (District and Circle lines), both being less than a 5 minute walk away. The numerous bars, restaurants and coffee shops of Fleet Street are also on the door step.		
DESCRIPTION	Comprising the first and second floors of an attractive period building, prominently situated on the corner of Fleet Street and Bride Lane.		
	The accommodation comprises well proportioned, open plan space with a separate office/meeting room on each floor.		
	The property benefits from an abundance of natural light from large windows to two elevations, good floor to ceiling height, WC and kitchenette.		
AREA	First floor Second floor (all measurements are stated appro	354 sq ft/32.9 sqm 375 sq ft/34.8 sqm ^{2x.})	
AMENITIES	Self contained with private entrance Excellent natural light Excellent ceiling height Characterful original features WC Kitchenette		
RENT	£27,500 per annum exclusive		
RATES	1 st floor Rateable value £10,000 This is not the rates you pay.	2 nd floor Rateable value £9,4	400
	We understand rates payable per annum are £9,681. Interested parties are advised to verify this.		
SERVICE CHARGE	£low/tbc		
USE	Offices Other uses within Class E may be considered.		
LEASE	A new lease is available directly from the Freeholder on terms to be agreed by negotiation.		
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