

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

Information is given only on the following basis. 'Information' means these details and any other information, verbal or in writing, which we give you or your representatives in relation to the property or the transaction. Information does not form part of any offer or contract. These particulars are a general outline only and cannot be relied on as statements of fact. Information is believed to be correct but we do not guarantee its accuracy. Information supplied by our client is passed on in good faith and we do not independently check it. Measurements are approximate only. We do not check services or legal or title matters. We do not warrant that necessary permissions exist. You must satisfy yourself about the accuracy of all Information and that the property and the terms meet your requirements by your own inspection and investigations.





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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	354 sq ft/32.9 sqm
	Second floor	375 sq ft/34.8 sqm
	<i>(all measurements are stated approx.)</i>	
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	2 nd floor
	Rateable value £10,000	Rateable value £9,400
	This is not the rates you pay. 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.	

VIEWING

Through sole agents

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