



## Eldon Chambers

30-32 Fleet Street, London, EC4Y 1AA

**The 3rd & 4th floors,  
courtyard passageway and  
building reception have  
recently been refurbished to  
an impressive specification.**

**1,394 to 3,660 sq ft**  
(129.51 to 340.03 sq m)

- Refurbished courtyard passageway & building reception
- 10-person passenger lift
- Open plan offices with a selection of meeting rooms
- Kitchenette on each floor
- Dedicated WCs
- Private Terrace (4th floor)
- LED lighting

# Eldon Chambers, 30-32 Fleet Street, London, EC4Y 1AA

## Summary

Available Size	1,394 to 3,660 sq ft
Rent	£59.50 per sq ft
Rates Payable	£15.50 per sq ft
Service Charge	£10 per sq ft
EPC Rating	Upon Enquiry

## Description

Spring4 are delighted to present the newly refurbished 3rd and 4th floors of Eldon Chambers, 30-32 Fleet Street.

The newly refurbished passageway, courtyard and reception offer a fantastic first impression of Eldon Chambers which is continued through to the 3rd and 4th floors which have been refurbished to an excellent standard. Both floors are open plan with a selection of meeting rooms. The 4th floor benefits from a private terrace with views over London, offering the perfect space for staff and clients to enjoy.

The floors are available either on a floor-by-floor basis or as a whole.

## Location

The entrance to Eldon Chambers is situated in Falcon Court, a tranquil private courtyard accessed from the south side of Fleet Street, between the junctions of Chancery Lane and Fetter Lane.

The building is well served by public transport with stations including Chancery Lane, City Thameslink and Farringdon, all within easy walking distance.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd - The 3rd Floor is largely open plan with three large meeting rooms.	2,266	210.52	Available
4th - The 4th Floor is largely open plan with two meeting rooms and a roof terrace.	1,394	129.51	Available
<b>Total</b>	<b>3,660</b>	<b>340.03</b>	

## Specification

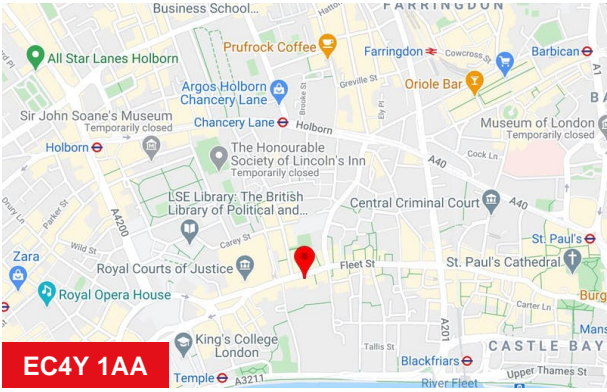
- Air conditioning
- Solid floor with underfloor trunking and floor boxes
- Suspended ceiling
- LED lighting
- Carpeted

## Viewings

Please contact Ed Tinney (etinney@spring4.com / 07957 600668) or Annabel Dickson (adickson@spring4.com / 07547 417 744) to arrange a viewing.

## Terms

The floors are available individually or as a whole by way of new Leases direct from the Landlord.



## Viewing & Further Information



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