Tel: 020 7336 1313
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Commercial Office Space
1,714 – 3,433 sq. ft.
Fully fitted and furnished offices in the heart of Midtown

TO LET

St Bartholomew House, 90-94 Fleet Street, London EC4Y 1DH



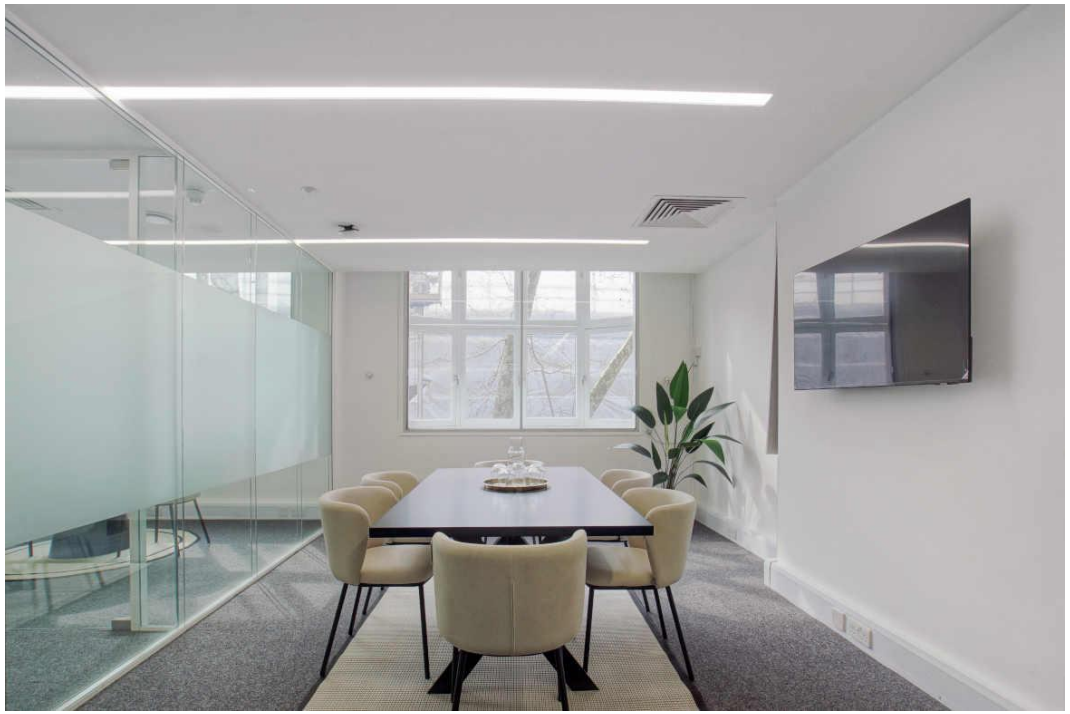
LOCATION

Situated on the iconic Fleet Street, just off New Bridge Street, the building provides easy access to Blackfriars, City Thameslink and Farringdon stations. The local area benefits from a variety of restaurants, cafes and bars. Local occupiers include Amazon, Goldman Sachs, Deloitte and Travers Smith.

TRANSPORT

Blackfriars (Circle and District lines and National Rail)
City Thameslink (National Rail)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Chancery Lane (Central line)

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DESCRIPTION

The second and third floors provide light, open plan office space within a stunning period building.

The second floor has been fully fitted and furnished to provide 16 x desks, 2 x meeting rooms, reception / breakout space and a kitchenette.

The third floor can be provided fitted and furnished by request.

AMENTIES

- Self-contained floors
- Direct lift access
- Air conditioning & heating
- Dual aspect windows
- Fitted & furnished
- Meeting rooms
- Fibre internet connection
- Kitchenette
- Secondary glazing

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	1,719	159.7
Second	1,714	159.2
Total	3,433	318.9

LEASE

Flexible lease terms available.

RENT

Floor	Per sq. ft.	Per Annum
Third	£39.50	£67,900.50
Second	£39.50	£67,703.00

SERVICE CHARGE & INSURANCE

Floor	Per sq. ft.	Per Annum
Third	£10.07	£17,309
Second	£10.07	£17,268

BUSINESS RATES (2026/27)

Floor	Per sq. ft.	Per Annum
Third	£16.75	£28,800
Second	£16.80	£28,800

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	Per Month
Third	£114,004	£9,500
Second	£113,758	£9,480

VAT

The property is elected for VAT.

PLEASE CONTACT

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