
TO LET

**10, Fetter Lane
London EC4A 1BR**

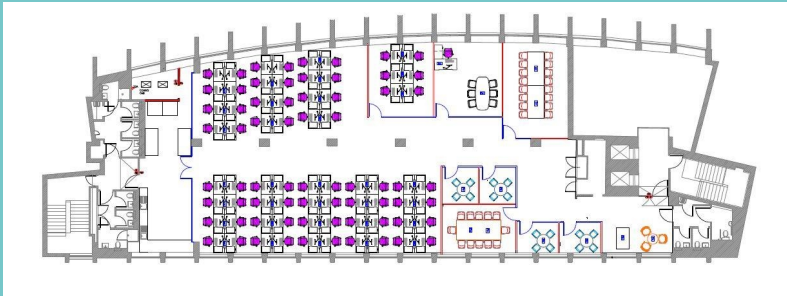
**High Quality Fully Fitted Office
Providing 64 Desks In The Heart Of
Midtown**

**5,254 Sq Ft
(488 Sq M)**

DESCRIPTION

10 Fetter Lane has undergone a recent refurbishment incorporating a stylish and contemporary finish. The 1st floor office has been finished to a high specification and provides a mixture of meeting rooms and open plan fitted space with a kitchen.

- ✓ 64 desks, 6 meeting rooms and 2 large boardrooms
- ✓ Air conditioning, raised floor and recessed lighting
- ✓ Large kitchen and break out area
- ✓ BREEAM rating - Very Good
- ✓ Shower and bike racks
- ✓ Fully fitted
- ✓ 2 x 8 person passenger lifts
- ✓ Male and female WCs



ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st Floor	5,254	488
Total	5,254	488

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES & SERVICE CHARGE

Business Rates - £19.32 per sq ft
Service Charge - c. £13.00 per sq ft

TERMS

Available by assignment or sublease expiring June 2024, subject to an option to break in June 2022, at £57.50 psf exclusive. Or, a new lease is available directly from the Landlord.

EPC

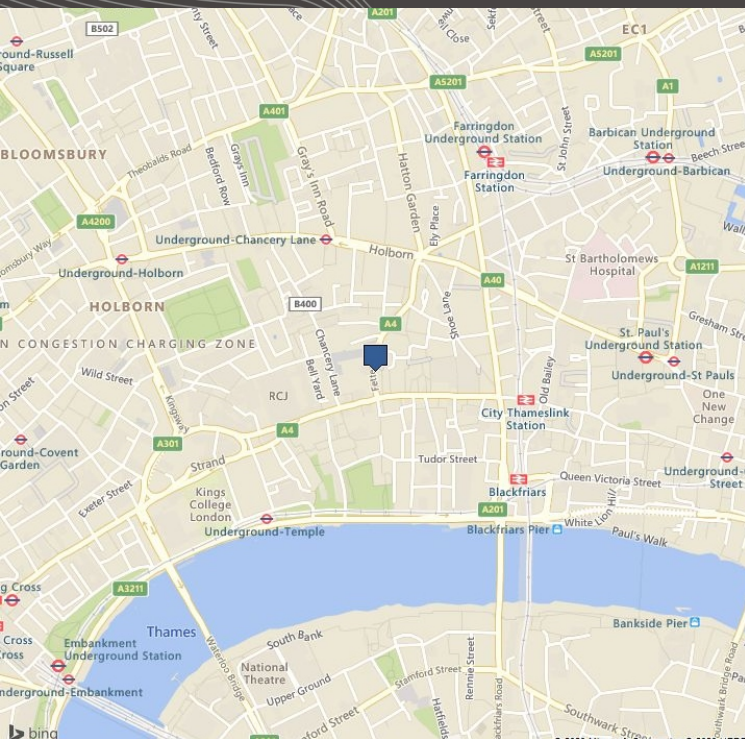
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TEN

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LOCATION

Positioned in the heart of Midtown, the property benefits from a vast selection of restaurants, pubs and shops. The area is a well established office location and within close proximity to Chancery Lane, City Thameslink and Blackfriars station (Central Line, Metropolitan, Circle & District Line and Thameslink).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Craig Hinvest
07938 378982
chinvest@lsh.co.uk

David Earle
07850 056626
dearle@lsh.co.uk

lsh.co.uk

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