



TO LET

6,158 TO 7,983 SQ FT
(572.10 TO 741.64 SQ M)

**NIL RENT - FIXED S/CH, UTILITIES &
RATES ONLY**

Fully fitted and furnished
office floor available for
immediate occupation on a
flexible, short term basis - at
NIL RENT...

- Fully fitted & furnished, plug & play opportunity
- Previous tenant's data & comms cabling in situ
- 25 private offices, 10 person conference room, reception, 14 workstations in open plan, break out area, server room, storage, two kitchenettes & private wc facilities,
- Fibre Connectivity
- Air conditioning
- Underfloor trunking
- Manned building reception
- Two passenger lifts

Summary

Available Size	6,158 to 7,983 sq ft
Rent	NIL RENT - Fixed s/ch, utilities & rates only
Rates Payable	£25.88 per sq ft This is the aggregate RV; the property has two assessments
Rateable Value	£346,000
Service Charge	£15 per sq ft Capped for the first s/ch year, with annual indexation thereafter
VAT	Applicable
EPC Rating	C

Description

The spacious main building reception is manned during working hours, and the available accommodation comprises of the entire self-contained 3rd floor, currently arranged to provide:

- 25 private offices
- 12-person conference room
- 14 work stations in open plan
- Break out area
- Reception
- Server room & separate storage
- Private wc facilities (inc DDA)

The accommodation is fully fitted & furnished, with the previous tenant's comms & data cabling in situ, thereby offering immediate possession.

Additional basement storage is also available, and there is car parking within the building (via separate agreement).

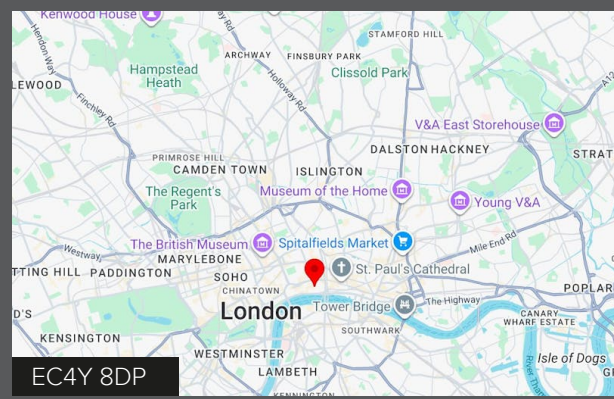
Consideration may be given to letting the accommodation as two separate suites, from 6,158 sq ft.

Location

Harmsworth House is located at the junction of Bouverie Street and Tudor Street, immediately adjacent to Inner Temple, to the south of Fleet Street.

The area has undergone significant redevelopment and improvement within recent years and is an established, key commercial hub, providing a wide range of amenities, including cafés, restaurants, bars, and retail outlets, and sits within the Fleet Street Quarter Business Improvement District.

Communications are excellent with Blackfriars Station (mainline, Circle & District lines) and City Thameslink both within six minutes' walk, and both Temple and St Paul's Underground Station (Central line) are close by. Blackfriars Pier provides convenient access to UBER Thames Clipper services and numerous bus routes operate along Fleet Street, offering further connectivity across central London.



Viewing & Further Information



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