



## TO LET

2,518 SQ FT  
(233.93 SQ M)

Self-contained upper part, in the heart of one of Midtown's most vibrant locations

- Fully self-contained upper parts, arranged over 1st-4th floors, offering an office refurbishment opportunity to suit an incoming tenant's requirements
- Excellent natural light, with windows to front and rear
- An opportunity to create a bespoke refurbished office, tailor-made to an incoming tenant's requirements
- Lies within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces

## Summary

<b>Available Size</b>	2,518 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Description

Comprising of a self-contained upper part, arranged over 4-level, in this attractive period property, totaling 2,518 sq ft, the premises are approached from Hare Place, a quiet pedestrian walkway running south off Fleet Street.

## Location

The building occupies a prominent position on the south side of Fleet Street at its junction with Fetter Lane, within the established legal and financial district of central London.

City Thameslink station is within short walking distance, providing direct north–south mainline services through central London, and the Elizabeth line is close by at Farringdon Station. Blackfriars and Temple stations are also nearby, while Chancery Lane and St Paul's stations are readily accessible. Numerous bus routes operate along Fleet Street, offering further connectivity across central London.

An established, key commercial hub, the surrounding area provides a wide range of amenities, including cafés, restaurants, bars, and retail outlets, and sits within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces, with the aim of creating a cohesive, future-proof location to “work, visit, live, and invest in”.

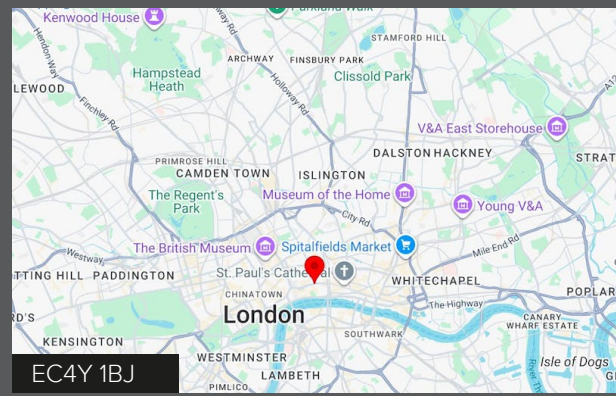
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	553	51.38	Available
3rd	630	58.53	Available
2nd	650	60.39	Available
1st	685	63.64	Available
<b>Total</b>	<b>2,518</b>	<b>233.94</b>	

## Terms

A new lease is available, for a term by arrangement.



## Viewing & Further Information



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