



165 Fleet Street

165 Fleet Street, London, EC4A 2AE

**High Quality Fitted offices
with sensational meeting
and boardrooms available
by assignment or sublease
as a whole or floor by floor**

7,697 to 27,597 sq ft
(715.07 to 2,563.85 sq m)

- Fully fitted - high Standard
- VRF Air Conditioning system
- Double height Ground Floor
- Commissionaire
- Demised Male & Female WC's
- LED lighting
- Fully raised floors
- Excellent natural light
- Bikes and showers in LG

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Summary

Available Size	7,697 to 27,597 sq ft
Rates Payable	£19 per sq ft
Service Charge	£21.74 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon Enquiry

Description

165 Fleet Street provides Grade A office space for a range of occupiers. The area is historically famous, with landmark buildings within walking distance.

The efficient floorplates benefit from excellent natural day light on all floors.

The 2nd floor has two separate external private roof terraces and offers excellent view of the City.

The reconfigured reception creates a welcoming entrance, with fully refurbished, fitted-out grade A office floors.

The 6th floor provides modern high quality meeting and board rooms with new AV and kitchen dining facilities.

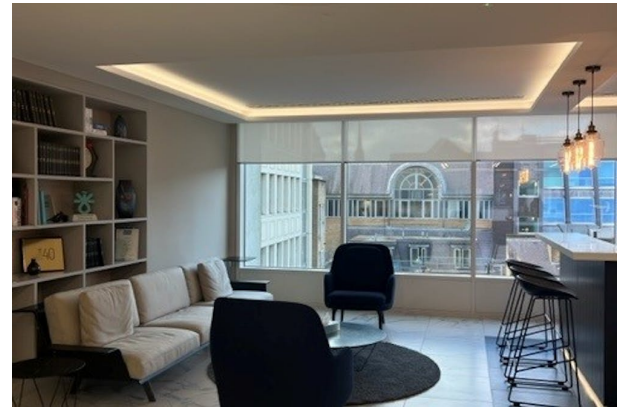
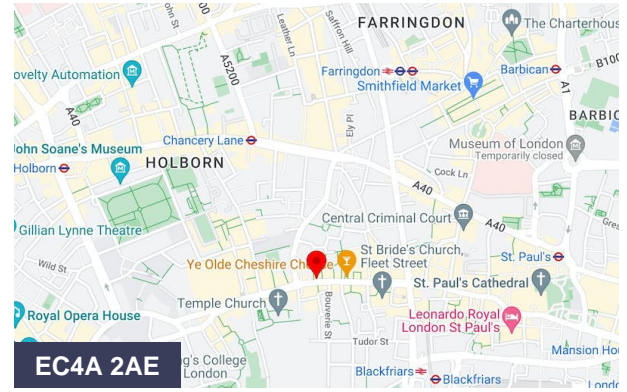
Location

Heart of Midtown within easy walk to Chancery Lane, City Thameslink and Blackfriars stations.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
6th	7,697	715.07	Available
3rd - Fitted Offices	9,939	923.36	Available
2nd - Fitted Offices	9,961	925.41	Available
Total	27,597	2,563.84	



Viewing & Further Information



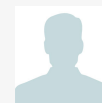
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