

*Fleet Street*



*Offices to let*

7,697 to 27,597 sq. ft.

715.07 to 2,563.83 sq. m

## *Description*

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165 Fleet Street provides Grade A office space for a range of occupiers. The area is bursting with historic buildings such as the Law Courts, St Paul's Cathedral, Dr Johnson's House, and St Dunstan Church.

There are also many great restaurants and bars within walking distance, including Chambers (inside the Apex at Temple Court), Cliffords (on Fetter Lane), City of London Distillery, Ye Olde Chesire Cheese (famous pub) and The Old Bank of England.

The efficient floorplates benefit from excellent daylight. The 2nd floor has two separate external roof terraces and the 6th floor has one. The reconfigured reception creates a welcoming entrance, with fully refurbished, fitted-out floors.



## *Specification & Amenities*

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Fully fitted  
VRF air conditioning system  
Double height ground floor  
Commissionaire  
Demised male & female WC's  
LED lighting  
Fully raised floors  
Excellent natural light  
Cycle racks and showers  
EPC rating B





## *Location*

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Situated on Fleet Street, between the key north-south arterial routes of Fetter Lane and Farringdon Street. Benefiting from excellent public transport connections, 165 Fleet Street is a short walk to City Thameslink (Overground line), Chancery Lane (Central line), Blackfriars (Circle and District lines) and Farringdon (Circle, Elizabeth, Hammersmith & City, Metropolitan and Overground lines) stations.





*Chancery Lane*

*The Old Bank of England*

*Ye Olde Chesire Cheese*

*Farringdon Street*

*Cliffords*

*Chambers*

*City of London  
Distillery & Bar*

*City Thameslink*

*Blackfriars*





## Area Map







## *Schedule of Areas*

<i>Floor</i>	<i>Size sq. ft.</i>	<i>Size sq. m.</i>	<i>Rent per sq. ft.</i>
2nd	9,961	925.39	£57.50
3rd	9,939	923.36	£57.50
6th	7,697	715.07	£57.50
Total	27,597	2, 563,82	



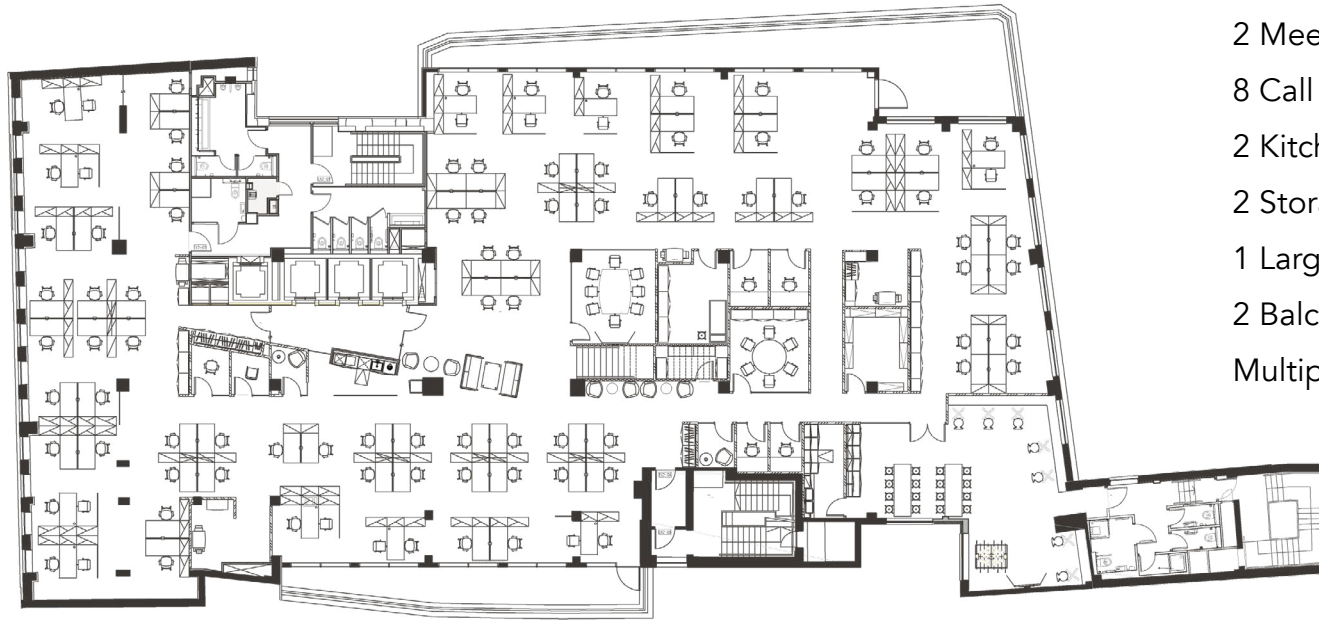


## 2nd Floor Plan

<i>Floor</i>	<i>Size sq. ft.</i>	<i>Size sq. m.</i>	<i>Rent per sq. ft.</i>
2nd	9,961	925.39	£57.50



## *Key areas*



2 Meetings rooms

8 Call booths

2 Kitchens

2 Storage rooms

1 Large canteen/staff room

2 Balcony/terrace areas

Multiple WC's & shower cubicles

## 3rd Floor Plan

<i>Floor</i>	<i>Size sq. ft.</i>	<i>Size sq. m.</i>	<i>Rent per sq. ft.</i>
3rd	9,939	923.36	£57.50



## *Key areas*

7 Meeting rooms

4 Offices

1 Kitchen

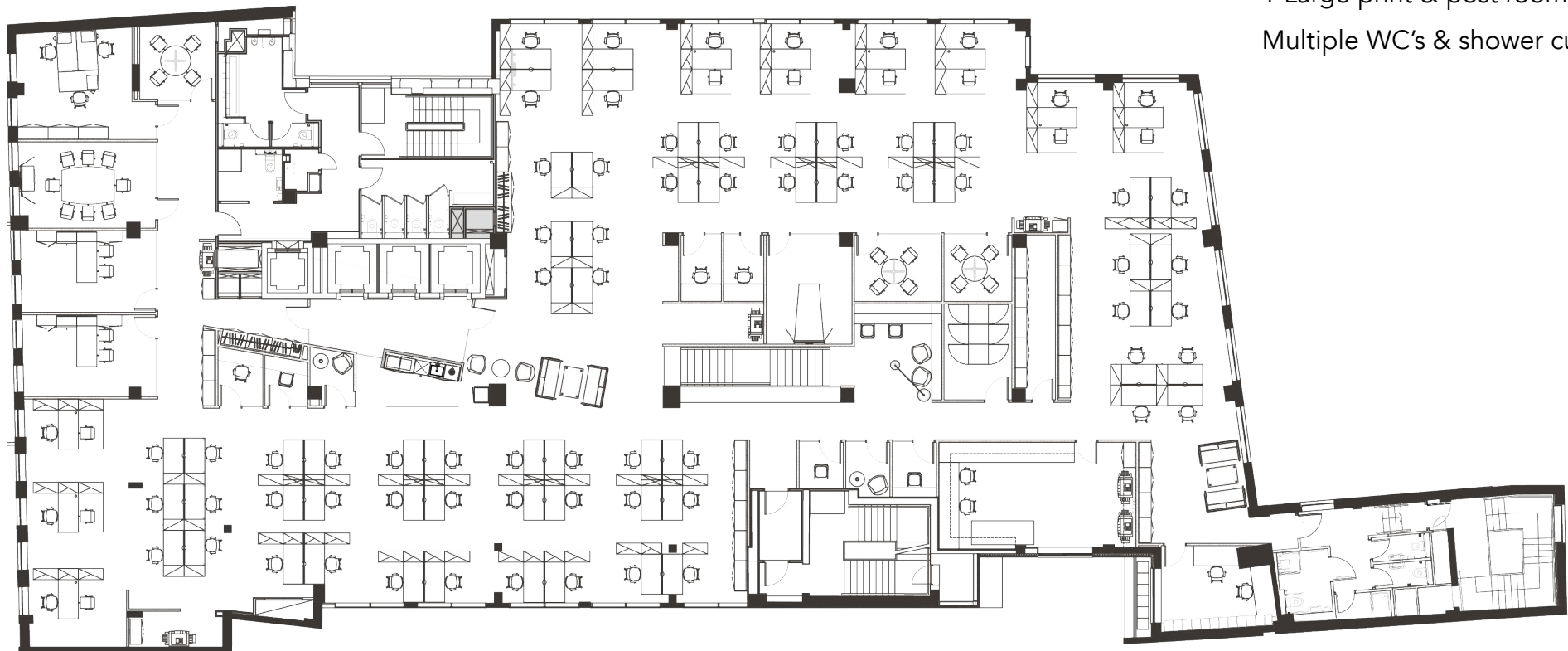
8 Call booths

1 Storage area

1 Large comms room

1 Large print & post room

Multiple WC's & shower cubicles



## 6th Floor Plan

<i>Floor</i>	<i>Size sq. ft.</i>	<i>Size sq. m.</i>	<i>Rent per sq. ft.</i>
6th	7,697	715.07	£57.50

## *Key areas*

10 Meetings rooms

Reception area & bar

Breakout / lounge space

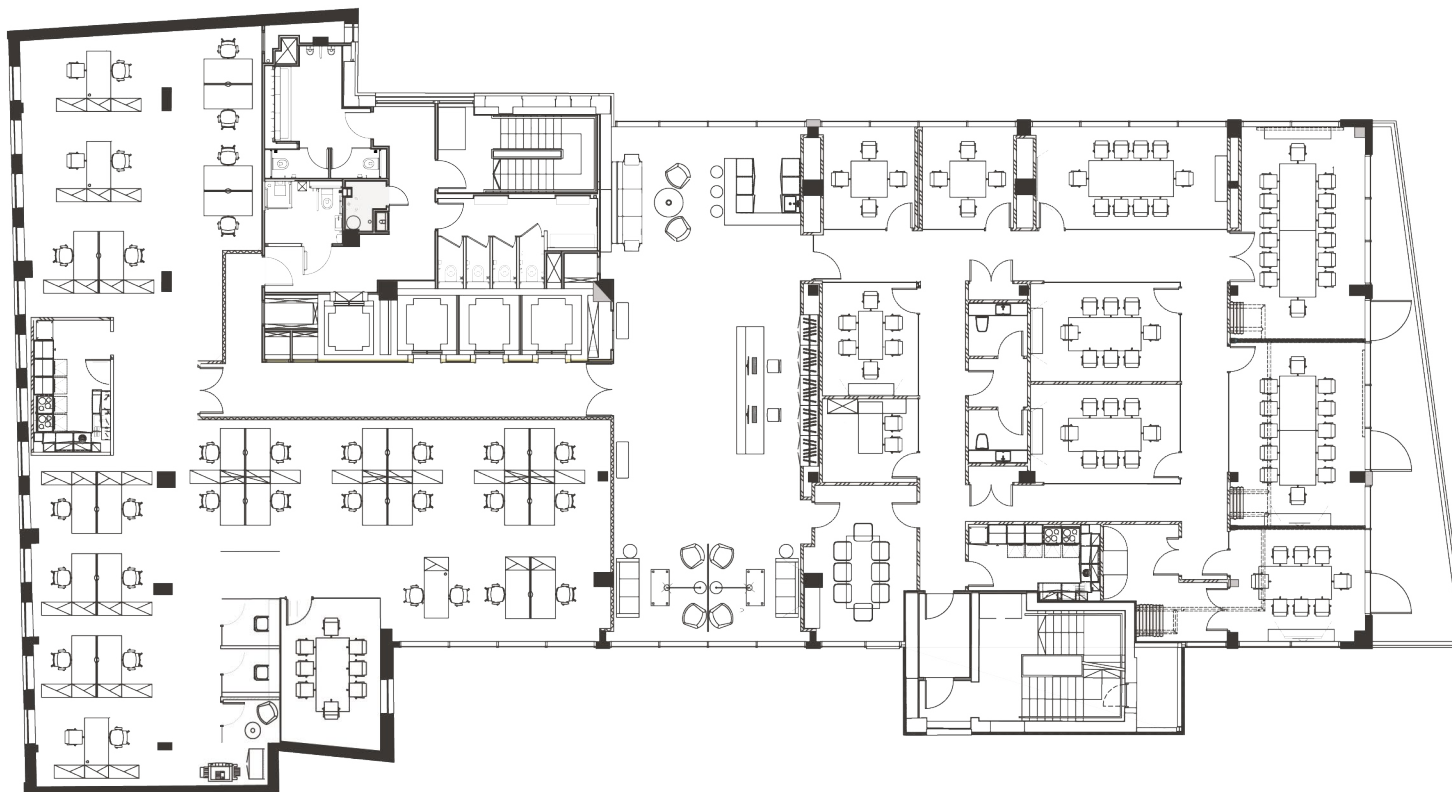
2 Kitchens

3 Call booths

1 Comms room

Multiple WC's & shower cubicle

Balcony terrace





## *Lease options*

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Available by way of a sublease or an assignment of the current lease until February 2032. Rent Review and tenant-only break in February 2027. Alternatively, a new lease is available from the Landlord. Each floor has a separate lease and can be let separately.



## *Gallery*

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[www.165fleetst.com](http://www.165fleetst.com)

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