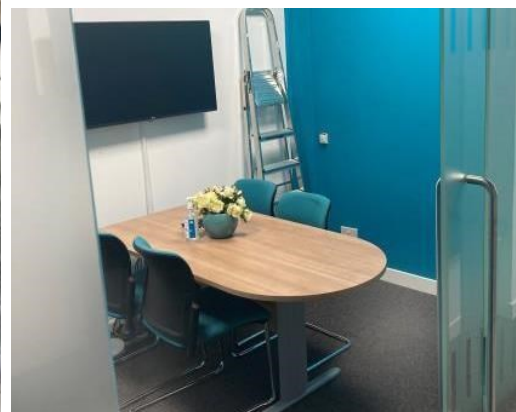
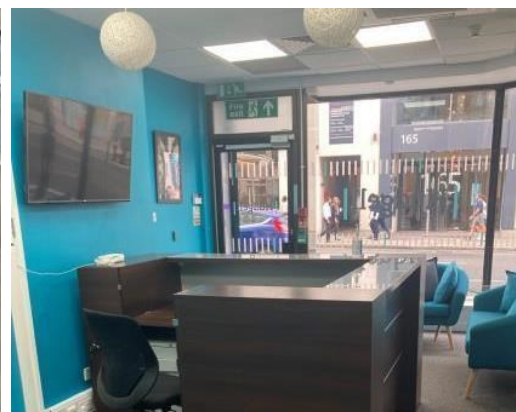


TO LET

Goodsir

COMMERCIAL



55 Fleet Street, London, EC4Y 1JU

Retail / Office / Medical Use (E Class)

AREA: 2,154 sq.ft (200 sq.m) approx. | **RENT:** £35,000 PAX (£16 per sq.ft)

LOCATION:

The property is located on the south side of Fleet Street, with Farringdon Street to the east and Fetter Lane and Chancery Lane to the West. There are multiple bus stops along Fleet Street and City Thameslink (National Rail Services), Blackfriars (National Rail, Circle & District Lines), Chancery Lane (Central Line) and Temple (Circle and District Line) stations are well within close walking distance.

DESCRIPTION:

The property is arranged on lower ground floor to fourth floors providing open plan floors with retail space on the ground floor within a self contained entrance for the upper floors with office use. The property benefits from two ground floor pedestrian entrances in the middle of Fleet Street and on the side passage surrounded by numerous national retailers and office occupiers in a vibrated Central London location. The upper floors are arranged as four floors of office space that can be either used as independent floors or one occupier.

The property is in reasonable / good condition throughout, with good natural light to all floors and excellent facilities throughout the property including meeting rooms, staff break out areas and kitchen area. The Ground floor and basement is available separately at £35,000 per annum exclusive with the up floors available separately at £40 per sq. ft.

Regulated by:



TO LET



USE CLASS: E - Commercial, Business and Service



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55 Fleet Street, London, EC4Y 1JU

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Basement	501	47
Ground	419	39
1st	397	37
2nd	355	33
3rd	236	22
4th	246	23
TOTAL	2,154 sq.ft	200 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- High Street Location
- Glazed Return Shop Frontage
- Recently Refurbished throughout
- Electric Security Shutters
- High Pedestrian Footfall
- Ample WC and Kitchen facilities
- Dry Basement Storage
- High Street Signage

TERMS:

New FRI lease for a term of 1, 3 - 5 or 10 years considered

RENT:	£35,000 PAX (£16 per sq.ft)	RATES PAYABLE:	£21.68 per sq ft. Rates based on an average of 3 assessments for the whole.
VAT:	TBC	SERVICE CHARGE:	To be confirmed.
EPC:	The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.	LEGAL COSTS:	Each party to be responsible for their own legal costs.

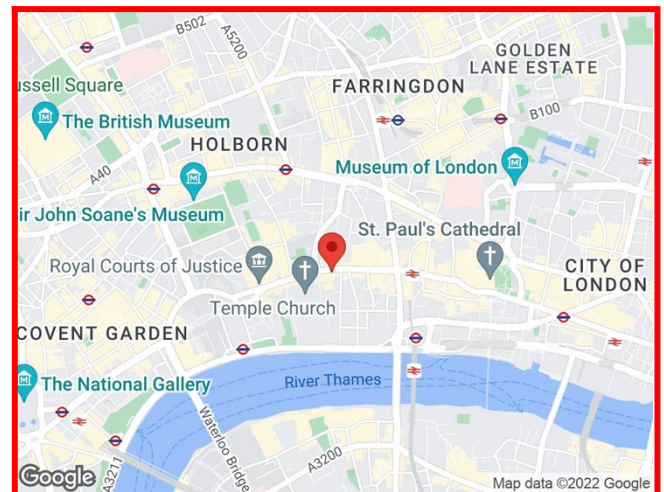
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