

**165 Fleet Street,
Holborn, London, EC4A 2AE**

OFFICE TO LET | 3,030 sq ft – Fibre Enabled



Location

165 Fleet Street is located on the north side of Fleet Street, between Ludgate Circus and Fetter Lane. A few minutes walk away from City Thameslink, Chancery Lane, Temple and Blackfriars stations. It is situated between Johnsons Court and Dunstan's Court with the facilities of established and boutique artisanal retailers in the local area as well as trendy bars and restaurants.

The area is famous and steeped in history, there are dozens of historic buildings within walking distance as well as old wine bars and modern electric eateries.

Description

The reception and 6th floor of 165 Fleet Street has been comprehensively refurbished in 2017 and repositioned to cater for progressive businesses. The reconfigured reception creates a welcoming entrance, with this fully refurbished "CAT A standard" floor providing suitable office space for a range of modern occupiers.

The entire floor was recently acquired by a leading law firm. The front of the 6th floor with great views towards the Thames and skyline is surplus to immediate requirement.

Floor Areas

| Floor | sq ft | sq m |
|------------------------|--------------|------------|
| 6th Floor | 3,030 | 283 |
| TOTAL (approx.) | 3,030 | 282 |

*Measurement in terms of *NIA

Fleet Street

Fleet Street was once considered the most important location for journalism in the world, with Britain's national newspapers making the street their home for centuries.

The tightly-knit network of alleys and backstreets around Fleet Street became the embodiment of the British Press, and was notorious as much for the bustling offices full of hacks as it was for the numerous smoky bars frequented by them.

But since the 1980s, the street's era as a hub for journalism in the UK has waned and now the last two journalists working on the street are set to leave.

Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract December 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

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Terms

| | |
|-----------------|--|
| Tenure: | Leasehold |
| Lease: | A new 5 year FR & I Sublease |
| Rent: | £65.00 psf pax |
| Rates: | Estimated at £21.81 psf pa (2017/2018) |
| Service Charge: | Approximately £7.00 psf pa |

Amenities

- Remodelled entrance portico
- Fully refurbished reception
- Refurbished and remodelled WC's
- New Cat A refurbished floors
- Bicycle rack
- Shower
- Raised floor
- Fibre provision
- LED Lighting

Jason Hanley, Partner

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