









Economical 1st Floor Fleet Street Office

7 Hind Court, 147 Fleet Street, London, EC4A 2BU

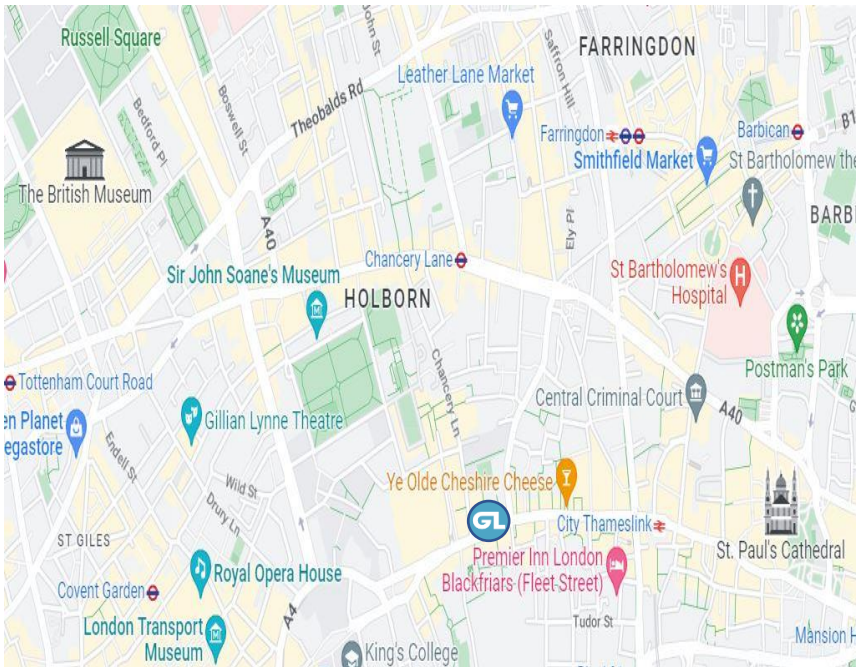
405 SQ FT (37.63 SQ M.) (Ancillary Basement Storage Available Up To 400 Sq Ft)

Location: 147 Fleet Street is located between Fetter Lane and Farringdon Street, not far from the Royal Courts of Justice. The Closest stations are Temple, Chancery Lane & Blackfriars (District, Circle Lines & Thameslink) all within walking distance.

Description: This first floor office space comprises of a open plan self-contained suite which can be accessed via a communal stairwell or passenger lift. There is great natural light from the front elevation and is in good decorative order with carpeted flooring and a kitchenette. The accommodation is approach from Hind Court, a pedestrianised walkway leading to Gough Square.

-  Strong Transport Links
-  Close To Various London Underground Station
-  Comfort Cooling
-  New Lease
-  Option For Ancillary Storage
-  Passenger Lift

FLOOR	SQ FT	RENT	S/C	RATES	TOTAL
1 st	405	£12,000	£5,050	TBC	£17,050
Basement	400	£5,000	TBC	TBC	£5,000



Tenure: Leasehold

Terms: A new lease for a term to be agreed.

Rental: The annual rent is £12,000 (£29.60 P.S.F.)


Service Charge: £12.50 P.S.F.

Rates: This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (City of London Corporation).

EPC: Energy Performance Rating To Be Confirmed.

Referencing: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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