



AVAILABLE ON A FLOOR BY FLOOR BASIS

A newly refurbished landmark office building in the heart of Midtown

10 Fleet Place

EC4M 7QS

Office

TO LET

2,905 to 9,405 sq ft

(269.88 to 873.75 sq m)

- Comprehensive refurbishment to floors and common parts
- Hotel-style end of commute facilities including 167 bike spaces and lockers
- Large efficient floorplates (19,884 typical upper floor) with high volumes of fresh air
- Access to Cycle Super Highway (30 secs) and Crossrail (6 mins). 6 key London Underground Stations nearby

Summary

Available Size	2,905 to 9,405 sq ft
Rent	Rent on application
Rates Payable	£21.08 per sq ft est pa
Service Charge	£12.79 per sq ft est pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

10 Fleet Place is a high quality, office development which forms part of the successful Fleet Place Estate.

The current refurbishment includes a re-imagined reception, providing a striking new arrival experience, brand-new best in class end of commute facilities and a contemporary Category A finish being delivered to the available floors.

Location

- 30 seconds' cycle from Cycleway C6 (Bike)
- 2 minutes' walk from City Thameslink (Overground)
- 3 minutes' cycle from Cycle Super Highway CS3 (Bike)
- 6 minutes' walk from St Paul's (Central Line)
- 7 minutes' walk from London Blackfriars (Overground, Circle and District Lines)
- 8 minutes' walk from Farringdon Station (Overground, Hammersmith & City, Circle, Metropolitan and Elizabeth Lines)

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
Ground - CAT B	6,500	603.87	Under Offer
Ground - Shell & Core	2,905	269.88	Under Offer
Total	9,405	873.75	

Specification

- Newly refurbished
- Powerful VAV air conditioning
- Contemporary metal tile suspended ceiling
- Feature slat ceiling finish to lift exits
- Efficient LED lighting
- 2.7m+ floor to ceiling heights
- Fully raised floors
- New hotel-style end of commute facilities
- Reception reinvigorated to deliver an impressive arrival experience
- Dual backup generators

Terms

A new FRI Lease direct from the landlord is available for a term by arrangement, subject to periodic rent reviews.

Microsite



Viewing / further information

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- (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.