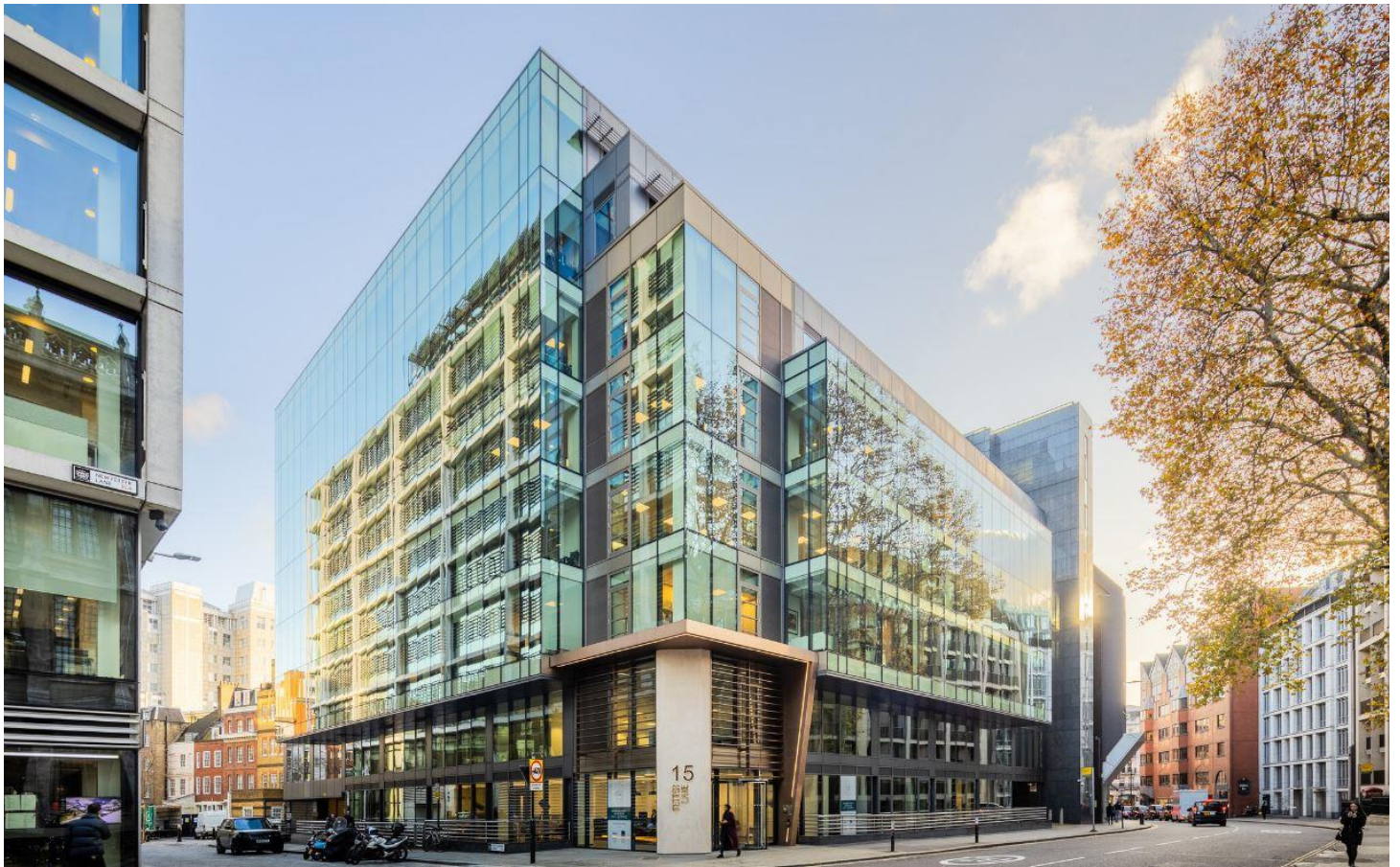


# Office To Let

## 15 Fetter Lane, Holborn EC4A 1BW



- Prominent Midtown Building
- Newly refurbished reception area
- Close proximity to excellent transport links
- 5,022 sq. ft.
- Air conditioning
- New flexible sub lease

## Location

The building is situated on the east side of Fetter Lane, a short distance north of Fleet Street in the heart of London's Midtown area. The property is well connected to a range of transport facilities with Chancery Lane (Central Line) and City Thameslink (National Rail Service) both within a short walk. The property is also within close proximity to a wide variety of restaurants, bars and coffee shops.

## Description

The premises is situated on the lower ground floor of a seven storey office building. The unit is served by 3 x 10 person lifts and further benefits from air-conditioning, WC's, a kitchenette and a light well which runs the entire length of the demise. The majority of the space is currently open plan and provides a reception area, two meeting rooms, a seminar room, and three further office suits.

## Floor Area

Lower Ground Floor 5,022 sq. ft. (466.54 sq. m.)

## Leasing Options

A new sublease is available until 25<sup>th</sup> December 2023. It may also be possible to extend beyond this period if required.

## Rent

£45.00 per sq. ft.

## Business Rates Payable

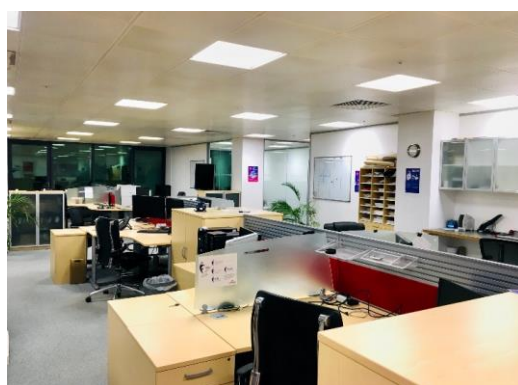
£66,500 per annum (approx.)

## Service Charge

£56,000 per annum (approx.)

## EPC

Band B (49)



To arrange a viewing please contact:

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