



14 FARRINGDON STREET (5 FLEET PLACE), LONDON EC4A 4AB

Class E Unit – Fully Fitted with Kitchen Extract in Situ

New Lease Available

1,866 SQ FT / 173.4 SQ M



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LOCATION

The property is located on Farringdon Street 80m to the north of Ludgate Circus. The premises are at the entrance to 5 Fleet Place, a 125,000 sq ft office development and the headquarters of international law firm, Charles Russell Speechlys. Goldman Sachs' new head office at Plumtree Court is situated nearby with over 825,000 sq ft of accommodation and numerous other large corporate office occupiers. The property is also directly opposite the Italian Consulate.

Local connections are excellent with the City Thameslink, London Blackfriars and Farringdon Station, with access to the London Underground and Elizabeth Line all situated nearby. Local occupiers include **Pret a Manger, Caffè Nero, Pure** and **M&S Food to Go**.

TENURE

A new lease for a term to be agreed.

RENT

£80,000 per annum exclusive.

ACCOMMODATION

The premises are arranged over ground floor only, fully fitted with kitchen extract and full cooking and preparation facilities and customer WC.

Servicing is possible from the rear of the premises into a dedicated loading area. The unit has the following approximate dimensions and areas:

Internal Width	21 ft 4 ins	6.5 m
Shop Depth	55 ft 9 ins	17.0 m
Ground Floor	1,866 sq ft	173.4 sq m

RATES (2022/23)

Rateable value:	£65,500
Rates payable (UBR multiplier: £0.524):	£34,322
2023 Rateable Value:	£68,500

A business may be entitled to 50% of the chargeable amount, up to a figure of £110,000, from 1 April 2022 to 31 March 2023. All interested parties should verify the business rates with the relevant local authority.

USE

The premises benefit from the new Class E planning consent which will enable the premises to be used for various commercial uses such as retail, restaurant, office and gym without the need for change of use.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

EPC

Grade A – highly efficient.

VIEWING

By appointment with joint agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

Kristian Kendall kjk@stephenkane.co.uk | 07917 347 434
Alex Lowry al@stephenkane.co.uk | 07801 966 825

Or joint agent:

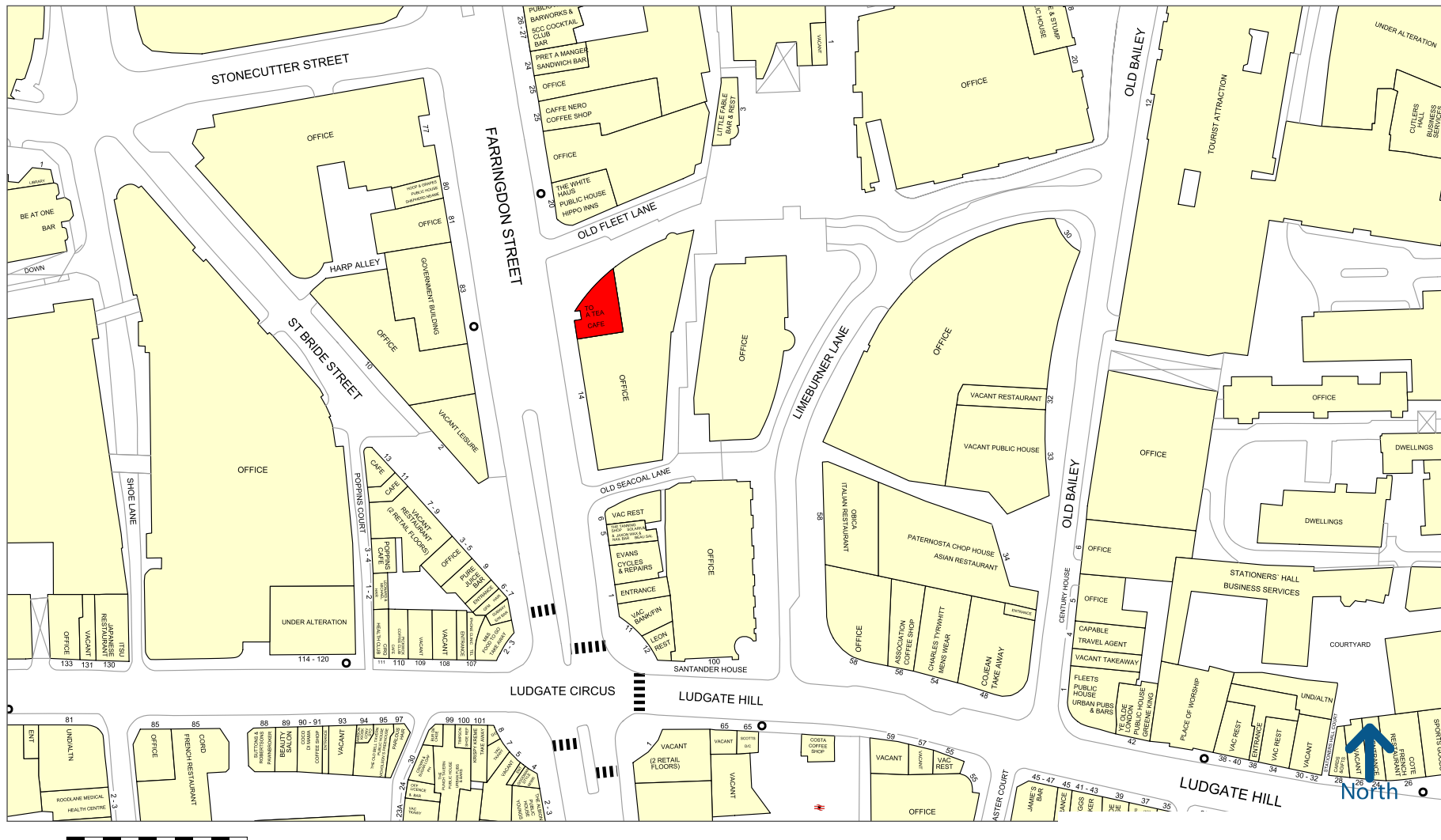
David Hooper david@hoopercommercialproperty.com | 07798 742 103

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These images include previous tenant's fit out.

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