

44-46 Fleet Street

Mitre House. London. EC4Y 1BN



TO LET

693 SQ FT
(64.38 SQ M)

£35 PER SQ FT

Fully fitted & furnished suite,
available on flexible lease;
preferential terms available
to tenants with Charitable
status...

- Preferential terms available for tenants with Charitable status
- Building not elected for VAT
- Ceiling mounted air conditioning
- Fully fitted space - 10 desks, kitchenette (with fridge & dishwasher) & 6-person meeting room
- Previous tenant's cabling in situ, inc fibre
- L E D lighting
- Passenger lift - to 4th floor only
- Bmt shower and changing facilities

Summary

Available Size	693 sq ft
Rent	£35 per sq ft
Rates Payable	£12.08 per sq ft
Rateable Value	£16,250
Service Charge	£15 per sq ft The first year's charge will be capped at this rate.
VAT	Not applicable
EPC Rating	B

Description

The available accommodation comprises of the entire 5th (top) floor, arranged as an open plan offices (currently 10 desks), with separate meeting room and an open fully fitted kitchenette. There is no direct lift access to this floor.

There is a shower in the basement, and separate changing areas.

Location

Mitre House is situated on the south side of Fleet Street at its junction with Fetter Lane.

Chancery Lane, Blackfriars and Temple underground stations are close by, as is City Thameslink, and numerous bus routes pass along Fleet Street, providing convenient access to the City & West End, as well as principal mainline termini such as London Bridge, Waterloo & Charing Cross.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	693	64.38	Available
4th	1,347	125.14	Under Offer
Total	2,040	189.52	

Specification

- * Air conditioning
- * Passenger lift (to 4th floor only)
- * Fully fitted, cabled and furnished
- * LED lighting
- * Perimeter trunking
- * Shower and changing facilities

Viewings

Strictly by appointment with joint sole agents:

Gale Priggen & Co

Tim Gale 07713 482351

Clarke Buxton 07816 663468

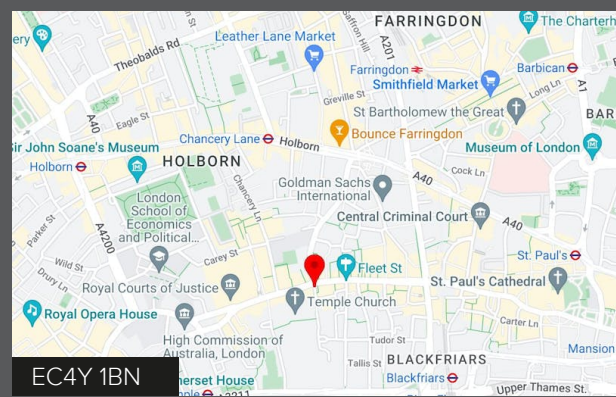
A G L

Matthew Bailey 020 7465 5106

Terms

A new flexible lease is available for a term by arrangement, direct from the freeholder.

Preferential terms are available for tenants with Charitable status - and there is no



Viewing & Further Information



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