



## Mitre House

44-46 Fleet Street, London, EC4Y 1BN

**Fully fitted & furnished suites, available on flexible leases; preferential terms available to tenants with Charitable status...**

**693 sq ft**

(64.38 sq m)

- Preferential terms available for tenants with Charitable status
- Building not elected for VAT
- Ceiling mounted air conditioning
- Fully fitted space - 4th: 20 desks, kitchenette, meeting room and private wc facilities; 5th: 10 desks, kitchenette & meeting room
- Previous tenant's cabling in situ, inc fibre
- L E D lighting
- Passenger lift - to 4th floor only
- Kitchenette facilities

- Private w c facilities on 4th floor
- Bmt shower and changing facilities
- Immediate possession
- Entryphone system
- Security alarm fitted to each floor
- Secondary glazing

# Mitre House, 44-46 Fleet Street, London, EC4Y 1BN

## Description

The available accommodation comprises of the entire 4th & 5th floors, which are available together or separately.

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

The 4th floor is fully self-contained, arranged as a large open plan area (20 Desks) with separate Director's office/meeting room, kitchenette & private wc facilities.

## 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
<b>Total</b>	<b>2,040</b>	<b>189.52</b>	

## Specification

- \* Air conditioning
- \* Passenger lift (to 4th floor only)
- \* Fully self contained (4th)
- \* 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

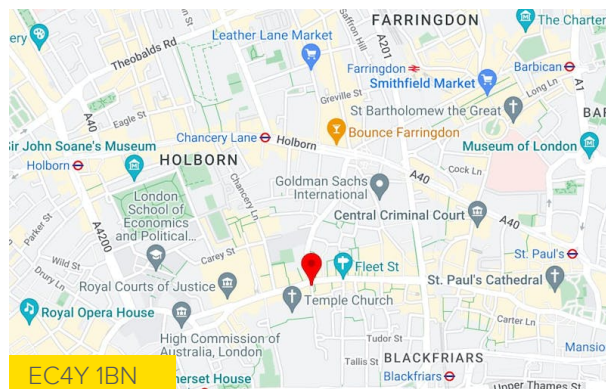
A G L

Matthew Bailey 020 7465 5106

## Terms

New flexible lease/s available for terms by arrangement.

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



## Summary

<b>Available Size</b>	693 sq ft
<b>Rent</b>	£35 per sq ft
<b>Rates Payable</b>	£13.19 per sq ft Based on aggregate assessment for both floors
<b>Service Charge</b>	£15 per sq ft The first year's charge will be capped at this rate.
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	B

## Viewing & Further Information



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## Marketing text 1



