



Susskind.

167 Fleet Street EC4

Two CAT A+ floors which comprise 2,800 Sq Ft each, arranged on the 4th and 6th floors.

Both floors are flooded with ample levels of natural light and efficient floorplates enabling flexible workspace.

The building is positioned within a 10-minute walk of Farringdon, Chancery Lane and City Thameslink Stations making this a highly accessible building.



167 Fleet Street EC4

Summary

Brand new fully-fitted office floors, each totalling 2,800 sq ft benefitting from a full 'Plug & Play' fit-out.

Features

- Recently refurbished manned reception
- Air conditioning
- Fully fitted
- 2x Passenger lifts
- Demised WCs and shower
- Entry phone system
- Fibre line
- Demised kitchen
- Dual aspect
- Generous natural light

Transport

- Chancery Lane
- Farringdon
- City Thameslink

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

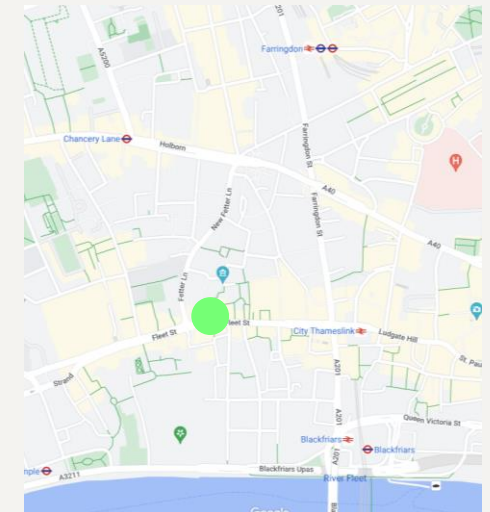
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Per Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Sixth	2,800	£69.50	£14.69	£15.60	£23,284.33	Available
Fourth	2,800	£67.50	£14.69	£14.91	£22,656.66	Coming Soon
Total	5,600	£68.50	£14.69	£15.26	£45,943.33	

*Interested parties should make enquiries with the local authority.

Map



167 Fleet Street EC4

Viewing via sole agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Roni Rosenberg
07702 643 317
Roni@susskind.london

Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Colonial Buildings
59–61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Susskind