

Farebrother

171 Fleet Street, London,
EC4

E Class unit to let
1,278 SQ FT

farebrother.com
020 7405 4545



DESCRIPTION

The subject property is located on northern side of Fleet Street, approximately 50 meters east of the junction with Fetter Lane. Straddling the eastern boundary of the City of London and western boundary of Westminster, Fleet Street is characterised by very high-density office uses and its proximity to the heart of London's legal district, including the Royal Courts of Justice and Middle Temple. Furthermore, there are numerous developments happening in and around the street which will have a positive transformative effect over the next few years as well as a public realm upgrade.

The surrounding retail and leisure market is made up by a wide variety of restaurant and food to go operators, several pubs and a multitude of service retail uses. The street benefits from high levels of footfall and is a major bus route.

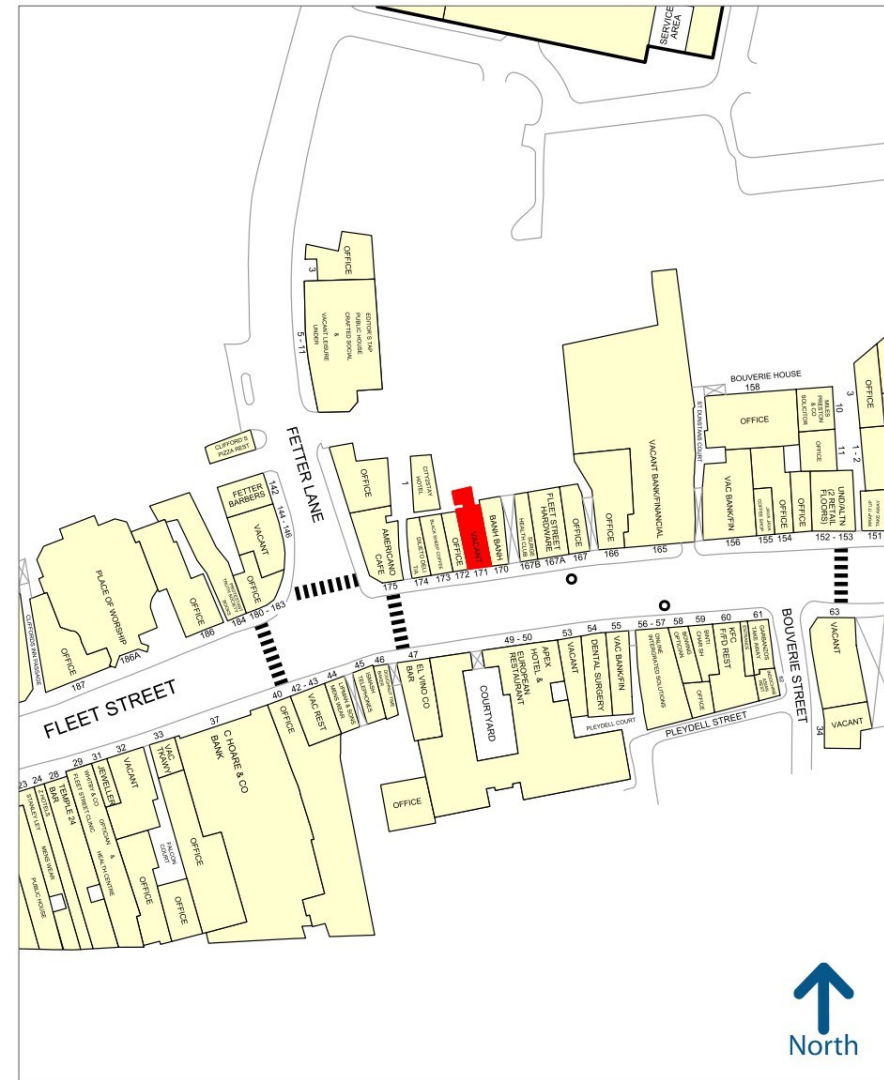


ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY
Ground floor	698	Available
Basement	580	Available
Total	1,278	

AMENITIES

Prime Main Road Frontage



50 metres

Experian Goad Plan Created: 28/01/2025
Created By: Farebrother



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FURTHER INFORMATION

Rent

£60,000

Service Charge

TBC

Rates

£21,831.25

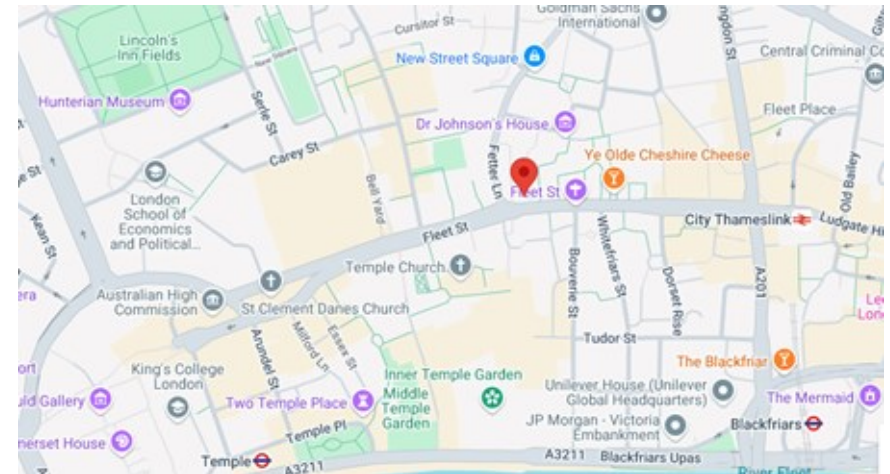
Neil Davies

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LOCATION



Subject to contract. Farebrother for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Farebrother nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. February 2025

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