



## TO LET

400 TO 1,623 SQ FT  
(37.16 TO 150.78 SQ M)

£30 PER SQ FT

Refurbished, furnished & comfort-cooled offices available on flexible terms, at just £30 psf...

- Rent just £30 psf; service charge capped
- Comfort cooled
- Newly refurbished
- Desking included, if required
- Tea points fitted
- Passenger lift
- Entryphone system

## Summary

<b>Available Size</b>	400 to 1,623 sq ft
<b>Rent</b>	£30 per sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£12 per sq ft Capped at £12 psf plus annual RPI uplift
<b>VAT</b>	Applicable
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

The floors are arranged to provide two separate suites on either side of a central service core, and can be taken together or as separate spaces.

2nd (south) - open plan with fitted kitchenette

2nd (north) - open plan with fitted kitchenette

1st (south) - meeting room, open plan area & fitted kitchenette

## Location

The property is located on Hind Court, a quiet pedestrian thoroughfare just to the north of Fleet Street, close to its junction with Fetter Lane.

The property lies within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces.

Blackfriars, Chancery Lane & Temple underground stations are close by, as is City Thameslink station. Farringdon, London's premier communications hub - including access to the Elizabeth Line - is also within walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - South	613	56.95	Available
2nd - North	400	37.16	Available
1st - South	610	56.67	Available
1st - North	400	37.16	Under Offer
<b>Total</b>	<b>2,023</b>	<b>187.94</b>	

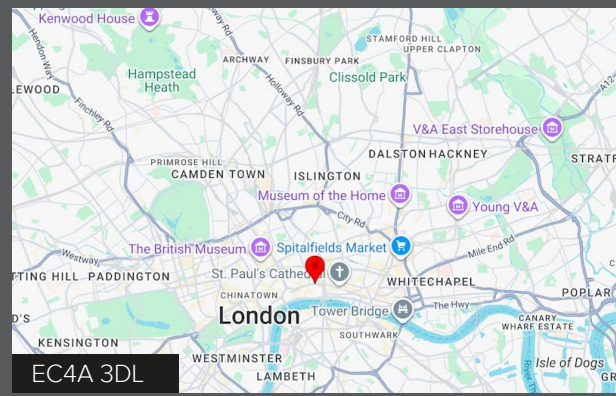
## Viewings

Strictly by prior appointment with landlord's sole letting agents: Gale Priggen & Co.

## Terms

New standard form leases are available for flexible terms, by arrangement, direct from the landlord.

Broker fees are available to non-retained agents, on the usual basis, based on 10% of the annual rental.



## Viewing & Further Information



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