

LONDON EC4A 1BR

UNIT B 1A FETTER LANE

LOWER GROUND FLOOR SPACE WITH PROMINENT GROUND FLOOR ENTRANCE LOBBY

TO LET – SUIT D2 GYM USE or A1 / D1

LOCATION

The property is situated a prominent position on the corner of Fetter Lane and Fleet Street in the heart of one of the City and close to the Inns of Court and LSE. Holland & Barrett are opposite – see street plan extract.

ACCOMMODATION

Ground floor and basement accommodation with good ceiling height approximately as follows:-

Frontage to Fetter Lane	12 ft	3.65 m
Ground Floor Lobby	160 sq ft	14.86 sq m
Lower Ground Sales	2,400 sq ft	223.0 sq m

LEASE

New FRI lease for a term of 10 years subject to an upward only rent review at the end of the 5th year

RENT

£92,500 p.a.x

RENT FREE

A rent free period is available subject to status

VAT

The property is registered for VAT

RATES

Rateable Value to be assessed



LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request

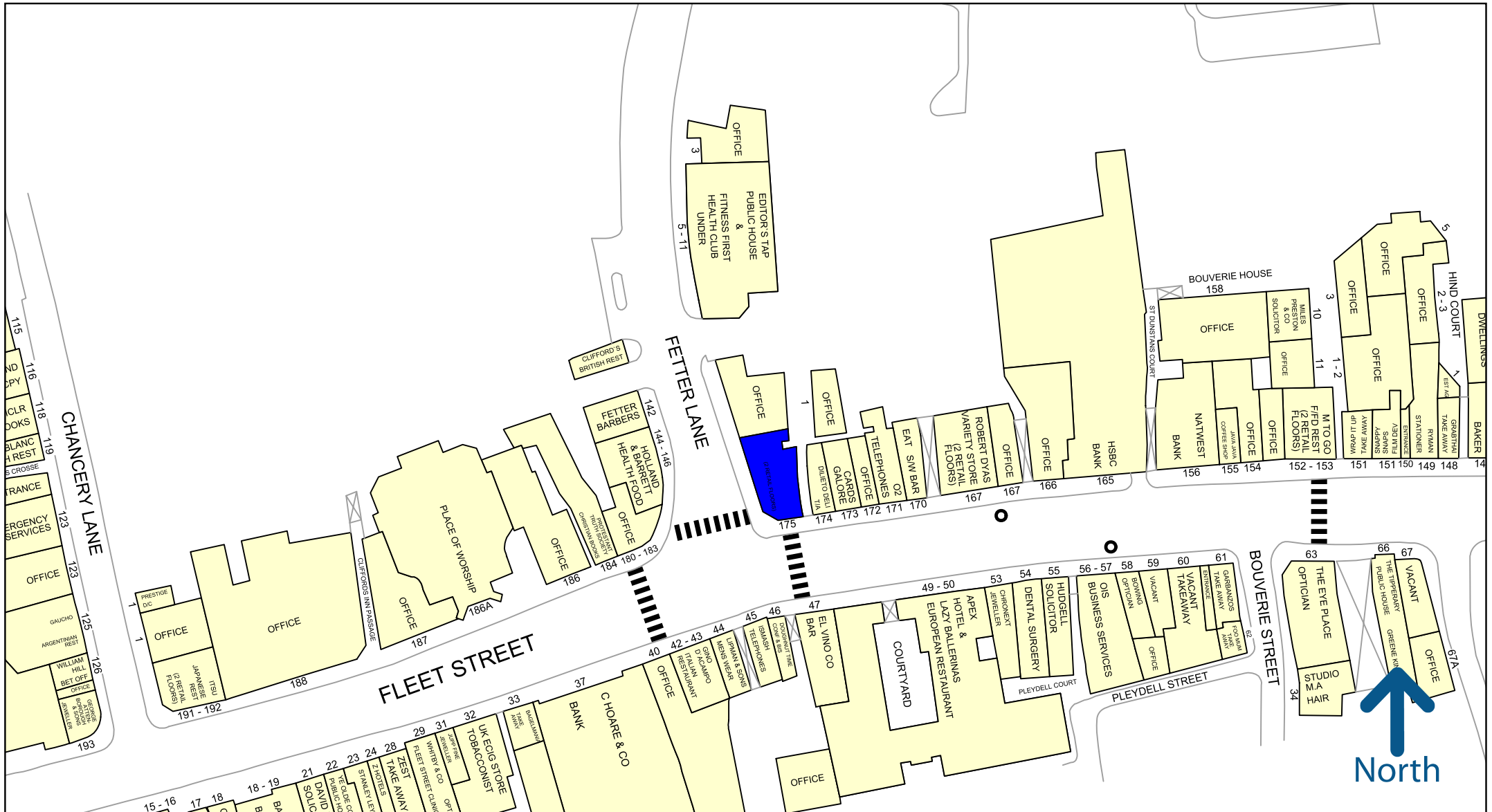
VIEWING

By appointment only via:-

Ian Garnham

Tel: 020 7478 4306

Email: iang@leslieperkins.co.uk



50 metres

Experian Goad Plan Created: 11/05/2020

Created By: Leslie Perkins

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