



## PRIME RETAIL UNIT TO LET 109 FLEET STREET LONDON EC4

### LOCATION

Occupying a prime position on the North side of Fleet Street close to Ludgate Circus, conveniently located for rail, Crossrail, tube and bus services.

Four major developments are underway nearby which will significantly increase the local office population from 2024 onwards. The adjacent 120 Fleet Street will provide 540,000 sq ft of office space and 18,600 sq ft of retail. The City Corporation are creating a new Justice Quarter at 69/81 Fleet Street. The former Freshfields office building at 65 Fleet Street is being refurbished to provide 202,500 sq ft of offices. Peterborough Court 135/141 Fleet Street will provide 292,000 sq ft of offices and retail.

### ACCOMMODATION

Arranged on ground floor only with the following approximate accommodation:

<b>Internal Width</b>	22 ft 9 ins	(6.93 m)
<b>Shop Depth</b>	57 ft 3 ins	(17.45 m)

<b>Ground Floor</b>	1,210 sq ft	(112.4 sq m)
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Refitted by Pret a Manger in late 2019, many of their fixtures remain in place.

### LEASE TERMS

A new effectively full repairing and insuring lease, to be contracted out of the security of tenure and compensation provisions of the Landlord & Tenant Act 1954, is available on a short or long-term lease.

### RENT

Rental offers invited

### RATEABLE VALUE

2023 Rateable Value £97,000. Interested parties are advised to make their own enquiries of the City Corporation as discounts may be available to qualifying tenants until March 2024.

### EPC

EPC Rating C-56. A Certificate is available on request.

### LEGAL COSTS

Each party is to be responsible for its own legal costs.

### VIEWING

By appointment through sole agent, **UNION:**

**John Buckingham**

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**Claire Du Mont**

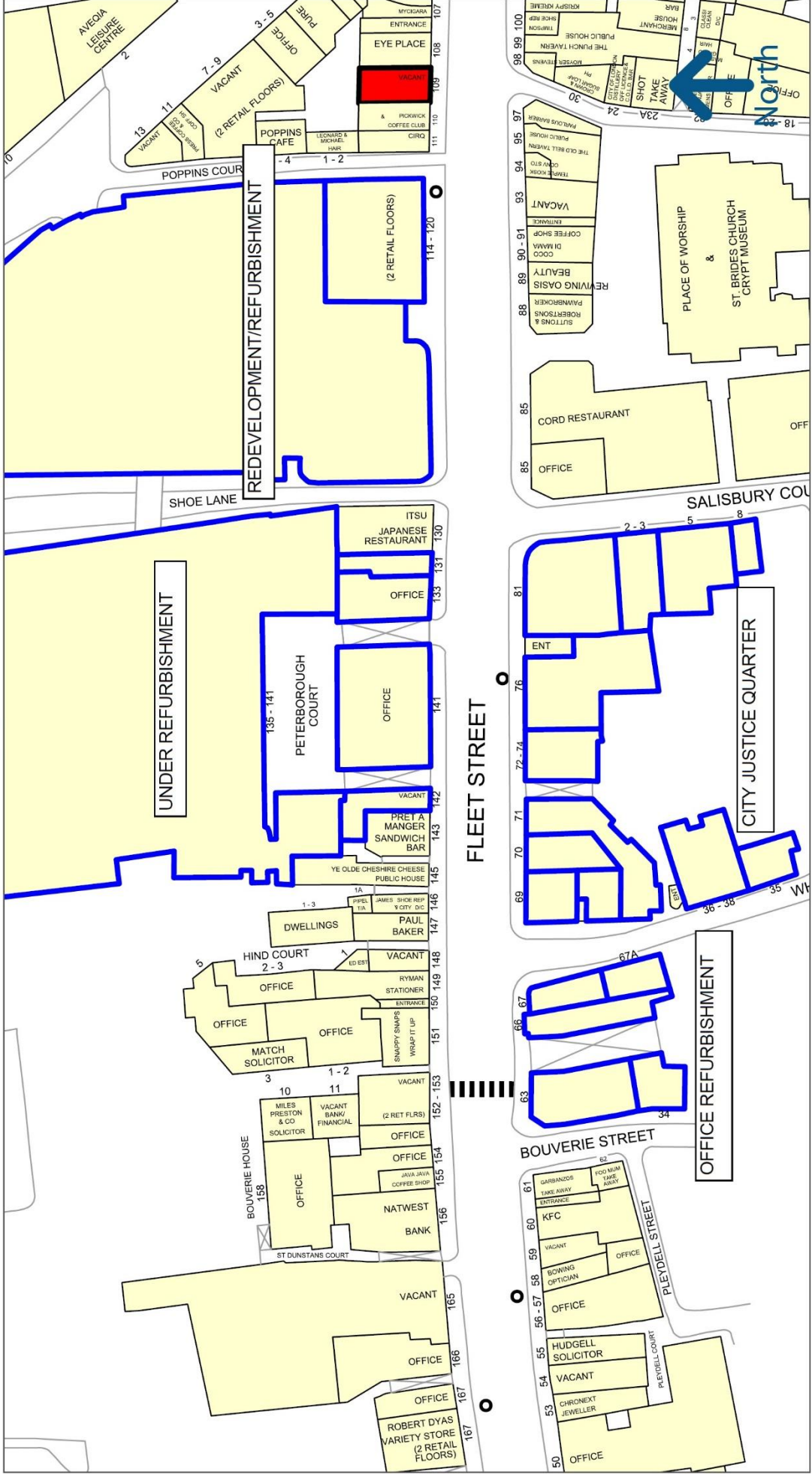
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109 Fleet Street



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50 metres

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