

EXCELLENT BASEMENT TO LET
(WITH D2 USE PLANNING CONSENT)
111 FLEET STREET, LONDON EC4A 2AB



LOCATION

This basement unit is in a prime location on the north side of Fleet Street, very close to the junction with Ludgate Circus. A return frontage to Poppins Court provides the opportunity for additional signage. Nearby occupiers include Leon, Pure, M&S Food to Go and Boots.

Blackfriars, St Paul's, Farringdon (underground and Crossrail) and Chancery Lane stations are all within easy walking distance.

ACCOMMODATION

Ground Floor	Entrance leading to:	
Basement	4,437 sq ft	(412.2 sq m) GIA

There is a dedicated lift (disability compliant) accessed from Poppins Court.

The accommodation was fitted out recently as a fitness studio, and all the previous tenant's fittings remain in place.

LEASE

A new full repairing and insuring lease is available on terms to be agreed.

RENT

Rent on application

RATEABLE VALUE

£86,000 (2017 Rating List). Interested parties are advised to make their own enquiries of the City of London as discounts may be available to qualifying tenants until March 2023.

LEGAL COSTS

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

EPC

An EPC is available on request.

VIEWING

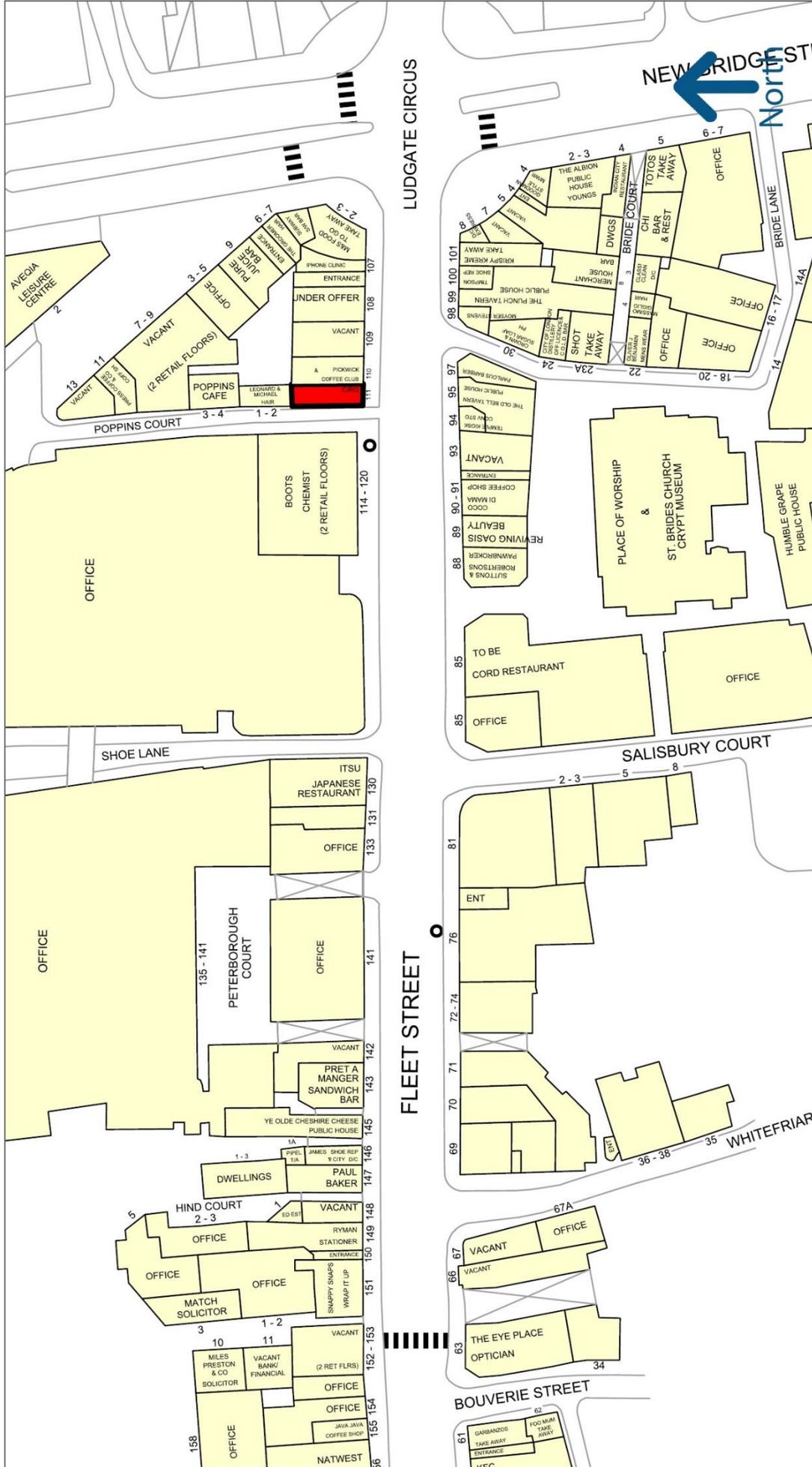
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