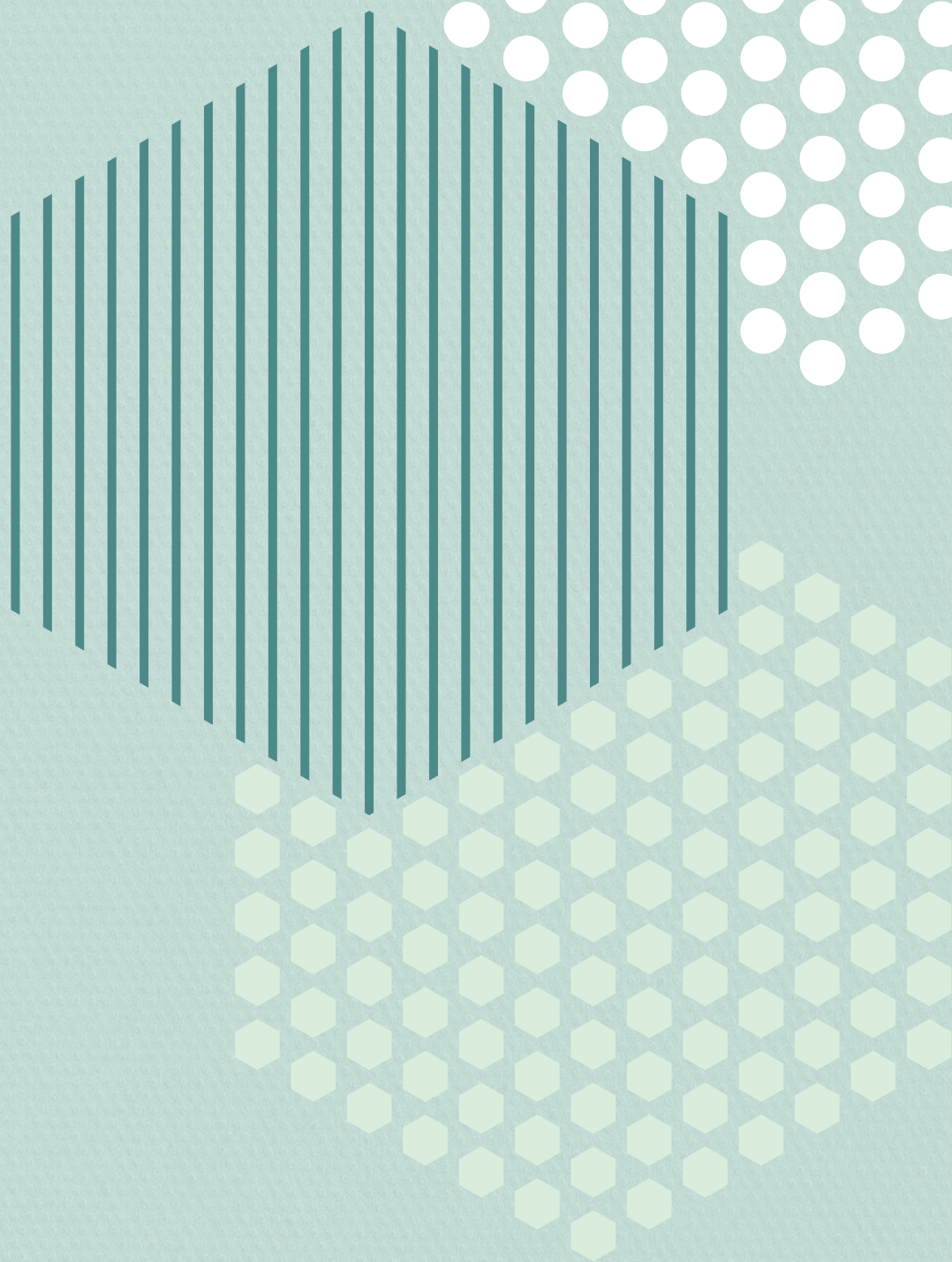


# 165 FLEET STREET

LONDON EC4



5,342 - 25,433 SQ FT REFURBISHED OFFICES TO LET





## COMPREHENSIVELY REFURBISHED SPACE IN A PRIME VIBRANT LOCATION

The building has been comprehensively refurbished and repositioned to cater for progressive businesses. The reconfigured reception creates a welcoming entrance, with fully refurbished CAT A floors providing high quality office space for a range of occupiers.



## SPECIFICATION

- Remodelled entrance
- Refurbished and re-designed high quality reception
- Newly refurbished Cat A floor
- VRF air conditioning system
- Suspended metal tiled ceilings with integrated LED lighting
- Fully accessible raised floors
- Three 800kg passenger lifts
- On floor shower facilities

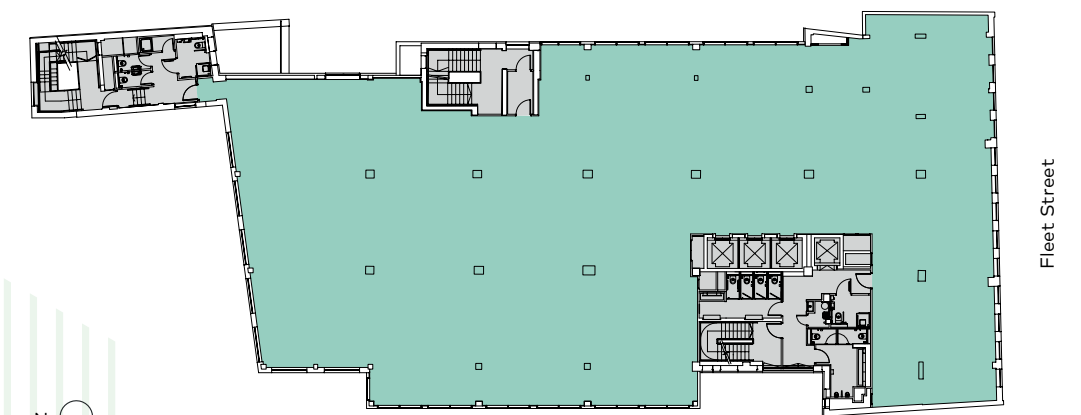


## ACCOMMODATION

Floor	Sq M	Sq Ft	Available
8th	496.2	5,342	Q2 2019
4th	910.0	9,796	Now
1st	956.4	10,295	Q1 2019
<b>Total</b>	<b>2,362.6</b>	<b>25,433</b>	

## 4TH FLOOR PLAN

9,796 Sq Ft / 910.1 Sq M



For indicative purposes only. Not to scale.





# CENTRAL AND WELL CONNECTED

165 Fleet Street is conveniently situated close to the vibrant selection of bars and restaurants on its doorstep.

The building is also a short walk from Chancery Lane, Blackfriars and Farringdon stations which provide excellent transport across London and beyond.



**05**  
Min walk  
**CITY THAMESLINK**

**09**  
Min walk  
**CHANCERY LANE**

**09**  
Min walk  
**BLACKFRIARS**

**09**  
Min walk  
**TEMPLE**

**12**  
Min walk  
**FARRINGTON**

**14**  
Min walk  
**HOLBORN**

## VIEWING

Strictly through sole letting agents:

**Freddie MacGregor**  
020 7318 7856  
freddie.macgregor@eu.jll.com

**Simon Crotty**  
020 7852 4230  
simon.crotty@eu.jll.com

**Claire Watson**  
020 7852 4540  
claire.watson@eu.jll.com

## TERMS

New lease(s) available direct from the landlord on terms by arrangement.



**ONESIXFIVEFLEETSTREET.COM**

Misrepresentation Act 1967: JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give JLL, nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. September 2018.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london

