

# 30,000 SQ FT GRADE II LISTED BUILDING

AVAILABLE NOW TO LET





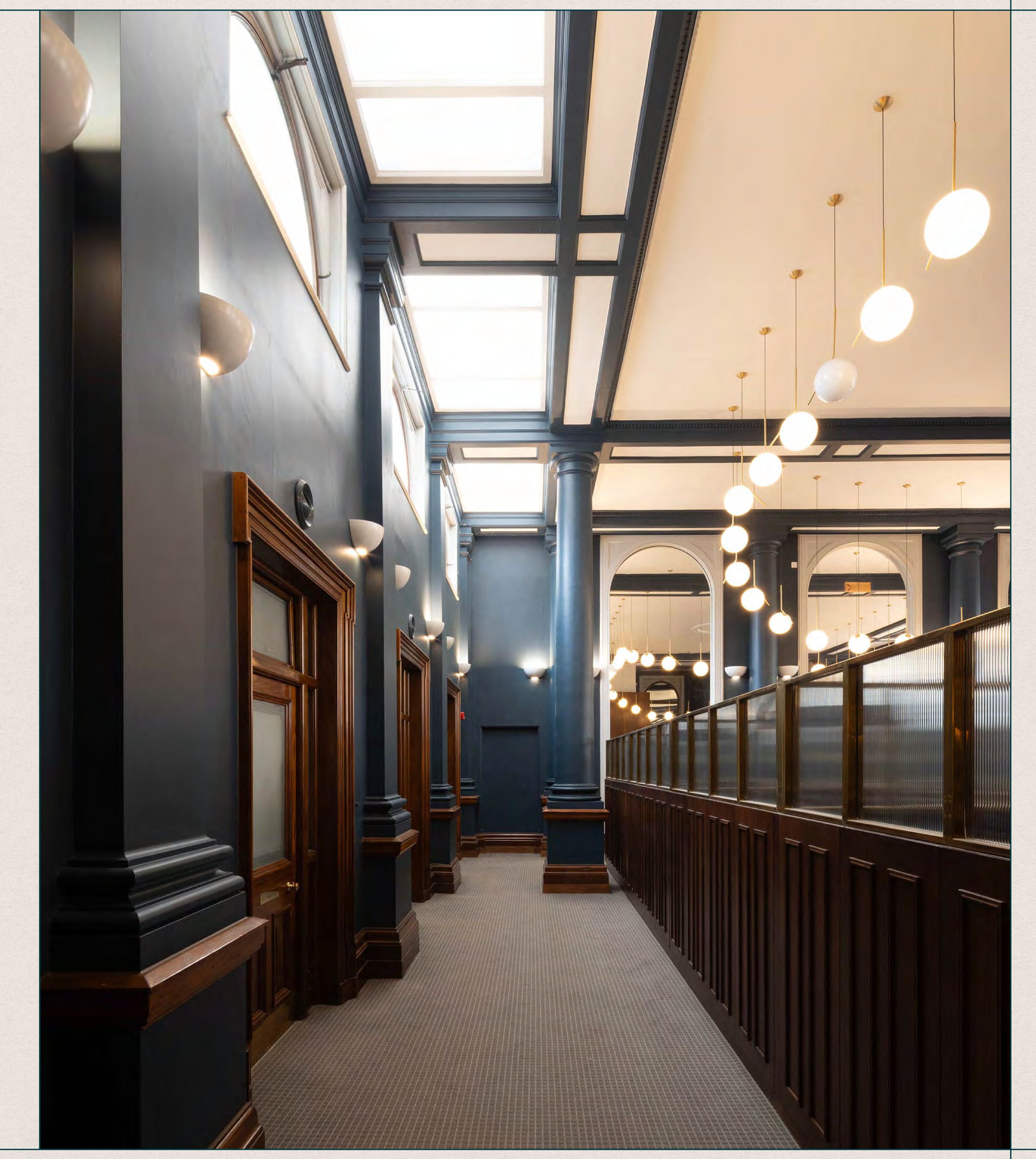
# N° 1 Fleet Street

1 Fleet Street occupies a prominent position on Fleet Street, opposite the Royal Courts of Justice. Fleet Street runs from The Strand & Covent Garden through to St Paul's in The City.

The property is in close proximity to the following transport links: Temple, Blackfriars, City Thameslink and Chancery Lane with nearby occupiers including The Z Hotel, Soho House at 190, The Strand Gaucho, Brasserie Blanc and Clifford's Restaurant. The area boasts world class universities including London School of Economics and King's College London.



A stunning HQ building brimming with history







# Unparalleled location offering a perfect blend for both work and leisure

1 Fleet Street presents a landmark opportunity to a wide variety of potential operators. The property comprises over 30,000 sq ft of office and retail accommodation arranged over ground, lower ground and three upper floors with two large internal courtyards.

The ground floor benefits from a double height banking hall running the full width of the property with ceiling heights of 5.8 metres and excellent levels of natural light. The first floor boasts a boardroom that runs the full width of the building with 4.1 metre ceiling heights and windows overlooking the Royal Courts of Justice.

01

Brasserie Blanc

02

Fleet Street Press

0

The Old Bank of England

04

Roasting Plant Coffee

05

Simmons Bar

06

Daly's Wine Bar



LOCAL OCCUPIERS

#### INNER TEMPLE GARDENS

### LOCAL AMENITIES

07

Pegasus Bar & Restaurant

ΛQ

ROKA

09

Gaucho

10

Clifford's

11

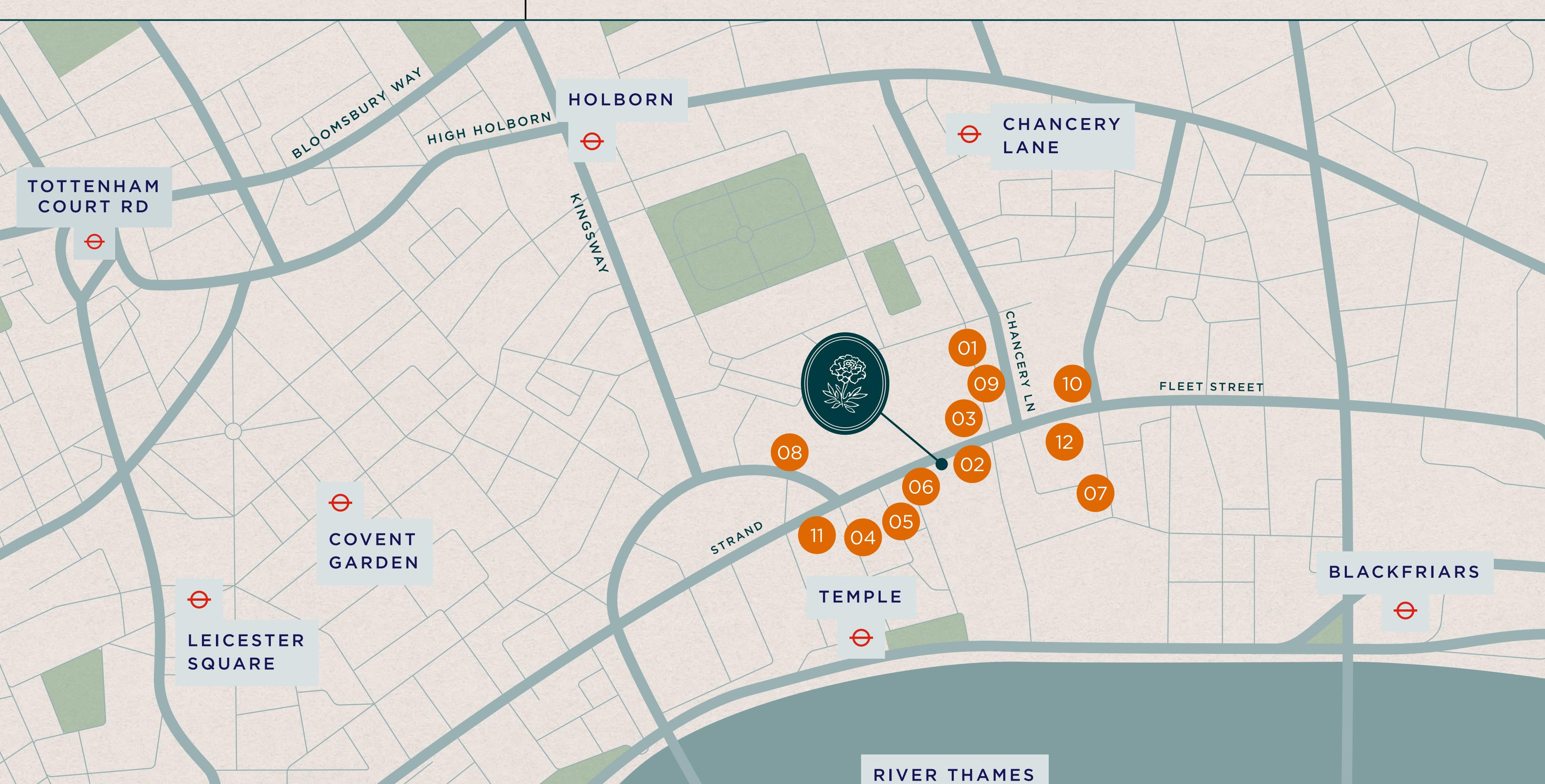
180 Strand Soho House

12

The Z Hotel

### MIDDLE TEMPLE LANE











# Historic and iconic workspace over 5 floors

Floor	Sq ft GIA	Sq ft NIA	Sq M NIA
Third	2,033	1,250	116
Second	3,164	1,918	178
First	5,589	3,415	317
Basement	11,419	5,028	467
Ground	8,390	5,813	540
Total	30,595	17,424	1,618

Office Space Core WCs \(\hat{\chi}\)
Not to scale. Indicative only.

GROUND FLOOR

KEY





# Get in touch

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#### Tenure

Available by way of a sublease (expiry in 2037) to be contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

#### Legal Cost

Each party is to cover their own legal costs.

#### Rent

On application.

#### **Business Rates**

Rateable Value (2023) £357,500

Rates Payable (2023/24) £190,190

#### **EPC**

E(117). A copy of the report is available upon request.

#### Virtual Tour

For virtual tour please <u>click here.</u>

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