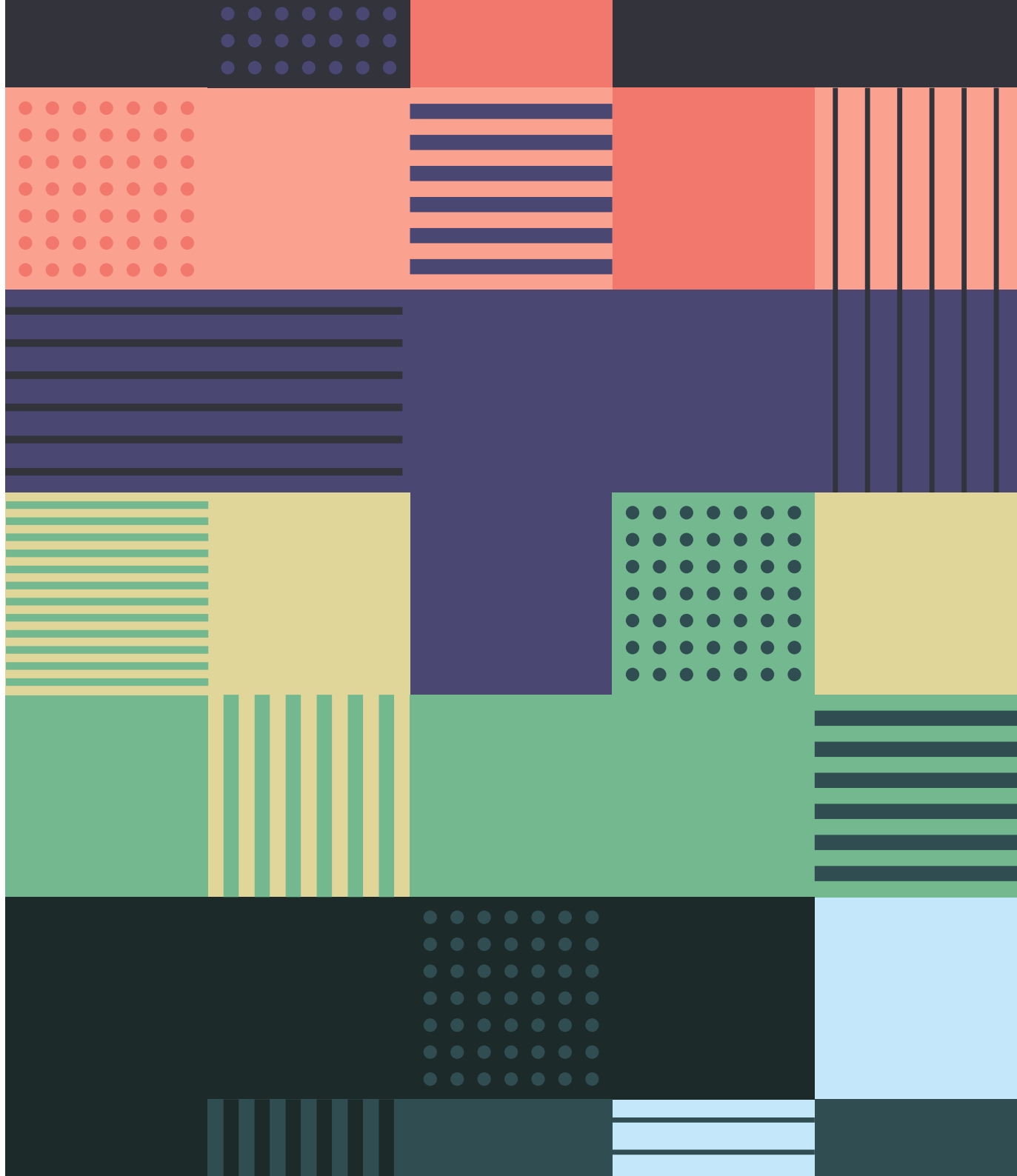


# Fifteen Fetter Lane

Midtown / EC4

5,025 Sq Ft  
Newly Refurbished Offices  
Available to Let



## The Building

# Front & centre

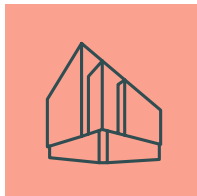
Fifteen Fetter Lane provides 5,025 sq ft of newly refurbished office accommodation on the Lower Ground floor.

The building is ideally located in a prominent corner position and features an impressive reception, along with excellent end-of-journey facilities for a seamless start to the working day for occupiers.

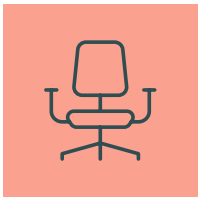
## Highlights



Quick access to Elizabeth Line



Grade A office building



Partially fully fitted space

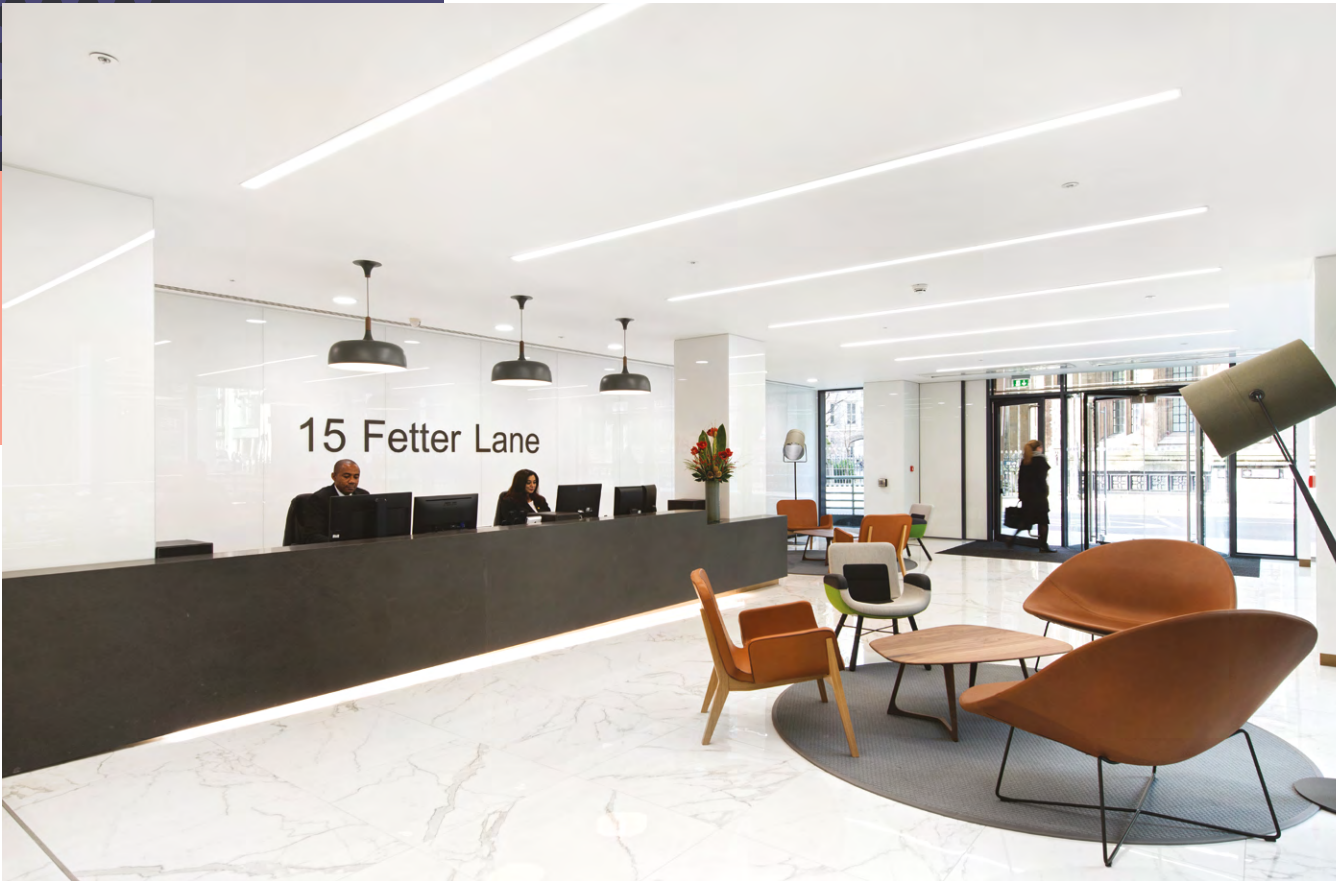


Excellent end of journey facilities

Fifteen Fetter Lane







## Specification

# Arrive & energise

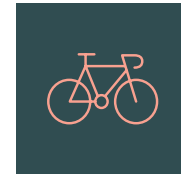
A high specification office building with all of the amenities expected of a first-class workspace. The office space has been newly fitted to the highest standard.



3 x 10 person passenger lifts



Showers, lockers & drying room



73 secure bicycle racks



??? floor to ceiling height



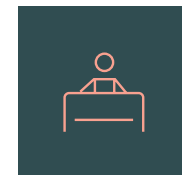
VRF air conditioning



Exposed ceiling finish



LED lighting



Manned reception



Private lower ground courtyard





Inspire &  
collaborate

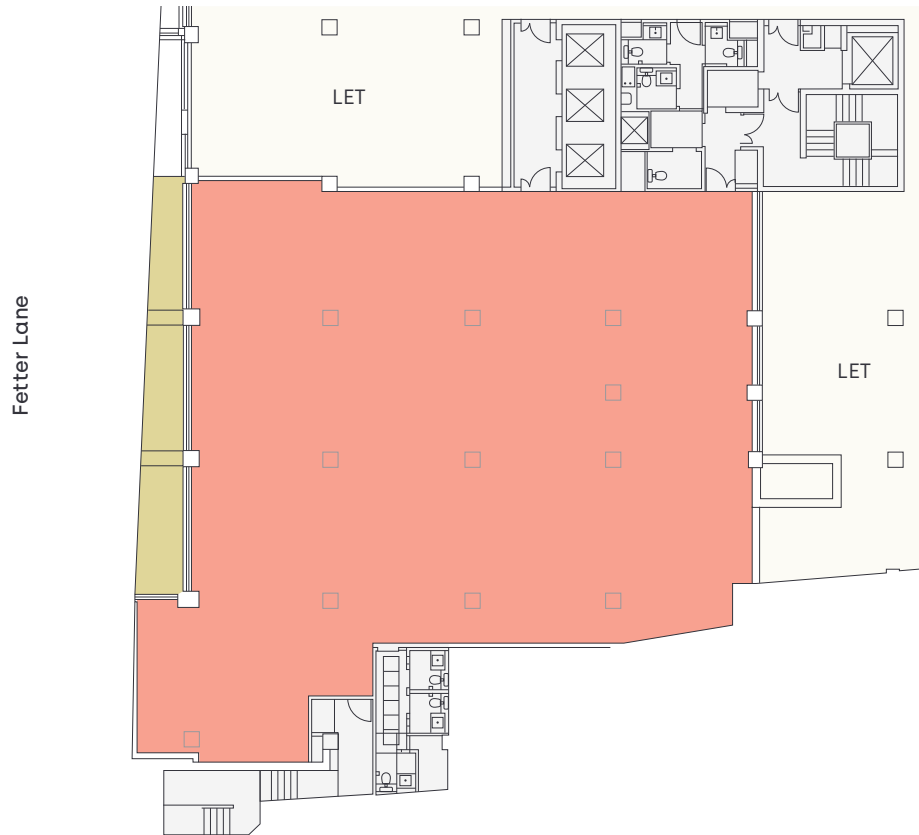


## Accommodation

# Fitted & flexible

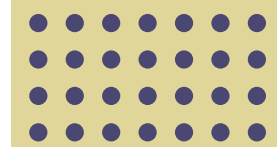
Lower Ground Floor Plan  
5,025 sq ft

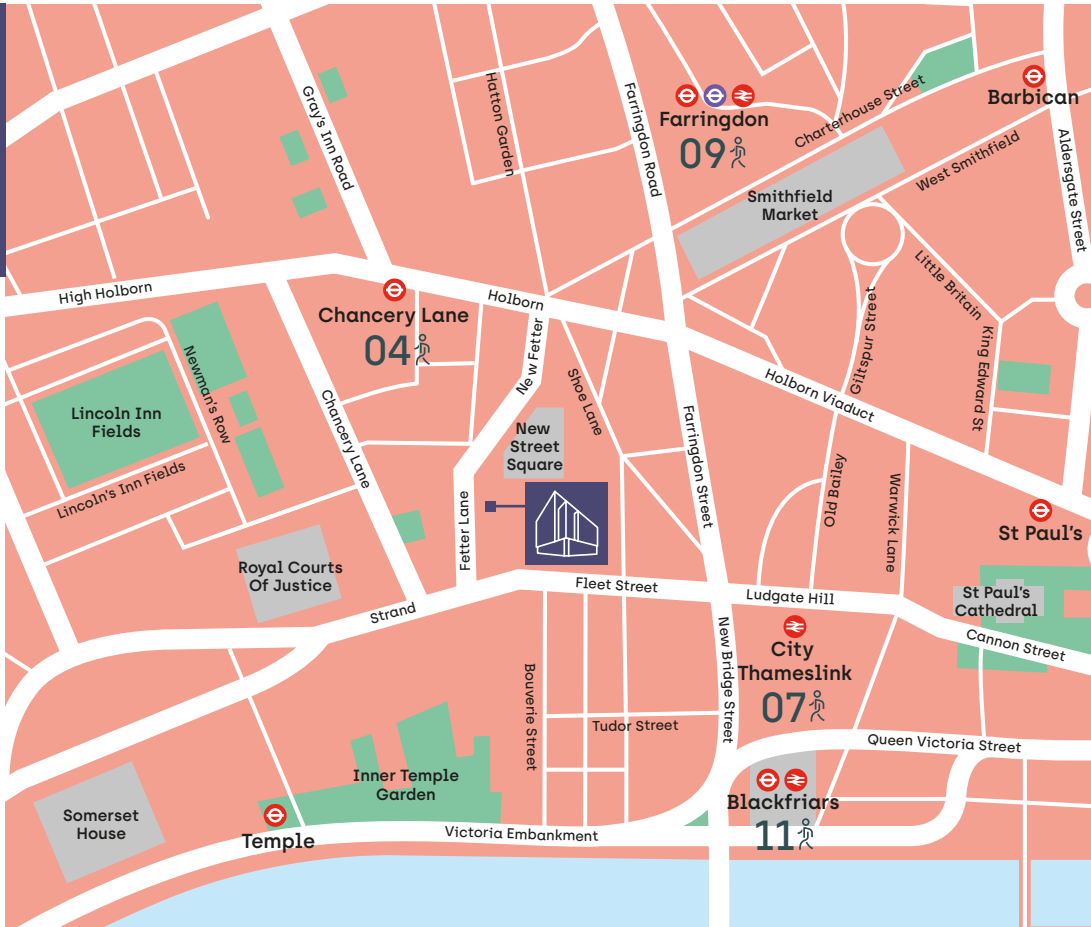
The Lower Ground floor has been fully refurbished to provide CAT A office accommodation ideal for a variety of occupiers. It features new exposed ceiling finishes, new flooring along with a new kitchenette.



For indicative purposes only. Not to scale.

Fifteen Fetter Lane





## Location



# Out & about

The building is ideally situated in Midtown, whilst having easy access to Farringdon, the City and the West End. The local area features a host of amenities including coffee shops, restaurants and green spaces in which to relax and unwind.

Transport links are excellent, with a number of connections a short walk away, including the Elizabeth Line at Farringdon.



## Transport Connections

<h3>04</h3> <p>Chancery Lane</p> 	<h3>07</h3> <p>City Thameslink</p> 	<h3>09</h3> <p>Farringdon</p> 	<h3>11</h3> <p>Blackfriars</p> 
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## Further information

### EPC

EPC Rating - B.

### Terms

New lease direct from the Landlord.

### Viewings

Strictly by appointment  
through joint sole agents:

**Tom Harvey**  
07790 344 111  
tom.harvey@knightfrank.com

**George Homer**  
07584 118 298  
george.homer@cushwake.com

**Peter Gray**  
07765 220 528  
peter.gray@knightfrank.com

**Jonathan Huckstep**  
07771 527 348  
jonathan.huckstep@cushwake.com



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