



## Budget Lower Ground Fleet Street Storage / Office

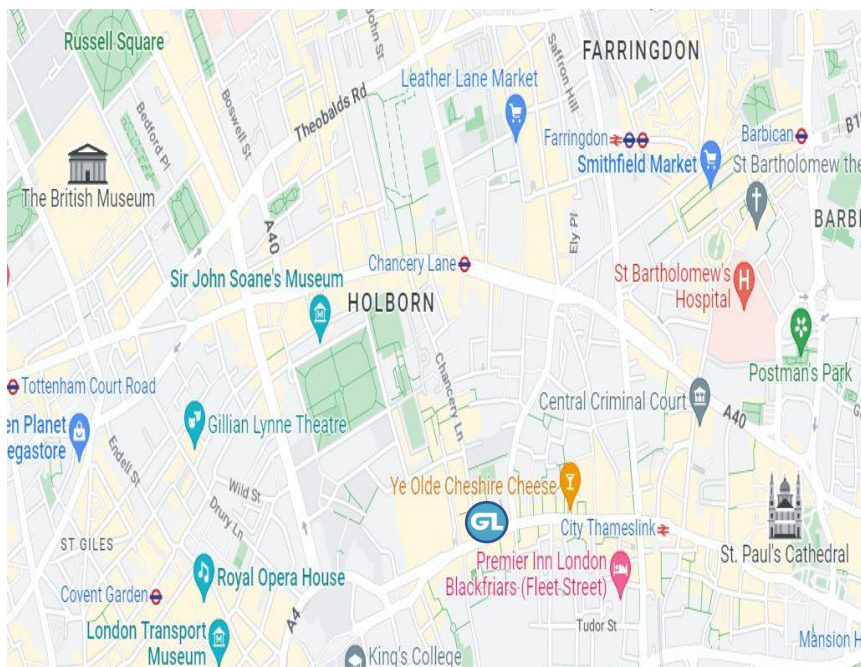
**7 Hind Court, 147 Fleet Street, London, EC4A 2BU**

400 SQ FT (37 SQ M.)

**Location:** 147 Fleet Street is located between Fetter Lane and Farringdon Street, not far from the Royal Courts of Justice. The Closest stations are Temple, Chancery Lane & Blackfriars (District, Circle Lines & Thameslink) all within walking distance.

**Description:** Lower ground floor office / storage space with kitchenette and five rooms. The accommodation is approach from Hind Court, a pedestrianised walkway leading to Gough Square.

-  Strong Transport Links
-  Close To Various London Underground Station
-  New Lease
-  Option For 1<sup>st</sup> Floor Office
-  Comfort Cooling



**Tenure:** Leasehold

**Terms:** A new lease for a term to be agreed.

**Rental:** The annual rent is £6,000 (£15P.S.F.)

**Service Charge:** £TBC

**Rates:** This property should be eligible for full business rates relief subject to satisfying the conditions. For more information please contact the Local Authority (Cit of London Corporation).

**EPC:** Energy Performance Rating To Be Confirmed.

**Referencing:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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**Viewing & further information**

Strictly by prior appointment

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