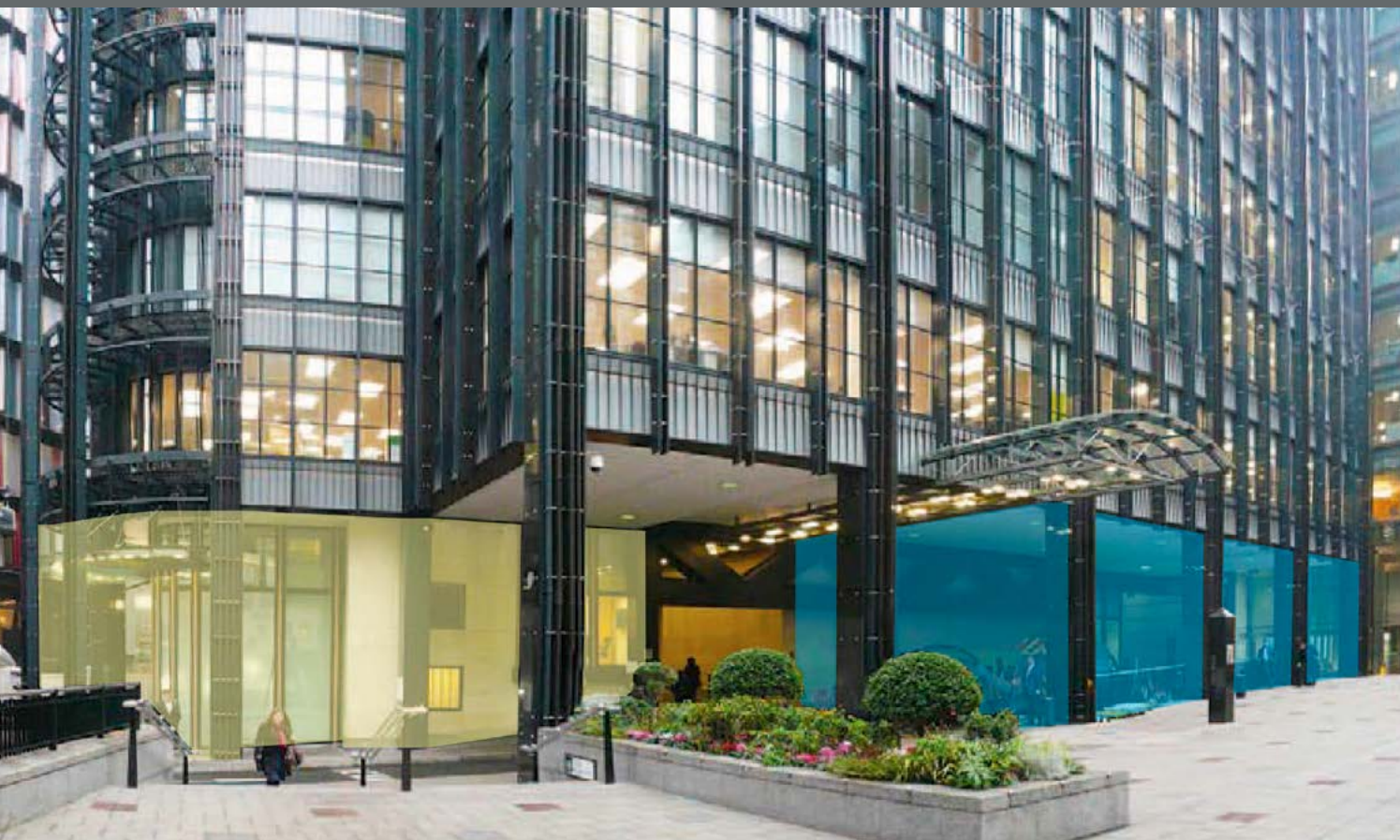


TEN
FLEET
PLACE

CATERING OPPORTUNITIES IN THE HEART OF MDTOWN

EC4



A3 RESTAURANT UNIT OF 2,900 SQ FT WITH OUTDOOR SEATING
AND TWO AI UNITS OF 1,206 SQ FT AND 1,453 SQ FT

BC
RETAIL



TEN FLEET PLACE

LOCATION

10 Fleet Place is located on Limeburner Lane just north of the City Thameslink Station on Ludgate Hill east of Farringdon Street. It forms part of London's Ludgate development where there is a high density of offices.

This ten storey office building was constructed in 1992 and provides approximately 180,000 sq ft of office accommodation. It's almost fully let with occupiers such as CNBC Europe, Kelway, Mott MacDonald, Verizon and Charles Russell Speechlys amongst others.

It's estimated there are currently c.14,000 workers within a 100 metre radius of the building which has the potential to increase to c.21,000 within the next 2/3 years with the completion of nearby office schemes. A local occupier map including office densities is available on request.

ACCOMMODATION

Unit 1 (A3 Restaurant)

Ground floor GIA	1,883 sq ft	(175 sq m)
Mezzanine GIA	1,022 sq ft	(95 sq m)
Outdoor seating	958 sq ft	(89 sqm)

Unit 2A (A1 Shop)

Ground GIA	797 sq ft	(74 sq m)
Mezzanine GIA	409 sq ft	(38 sq m)

Unit 2B (A1 Shop)

Ground GIA	1,453 sq ft	(135 sqm)
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LEASE

These premises are available by way of new FRI leases for a term of 15 years. The leases will be contracted outside the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT

Rental offers are invited as follows:

Unit 1	£105,000 pax
Unit 2a	£55,000 pax
Unit 2b	£40,000 pax

VAT

VAT is chargeable on the terms quoted.

LEGAL COSTS

Each party to bear their own legal and other associated costs incurred in the transaction.

TIMING

Works to create the units have commenced and handover is anticipated for November 2018.

FOR FURTHER INFORMATION PLEASE CONTACT:

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