



Location

The building occupies a prominent position at the junction of Chancery Lane and Fleet Street. The Law Society and the Royal Courts of Justice are in close proximity making this location popular with legal occupiers. Public Transport links are excellent with Temple (District, Circle Lines), Chancery Lane (Central Line) and Blackfriars (District, Circle, Thameslink and National Rail) all within a short walking distance. Numerous bus routes from Fleet Street and Chancery Lane offer links across to the City and West End.

Description

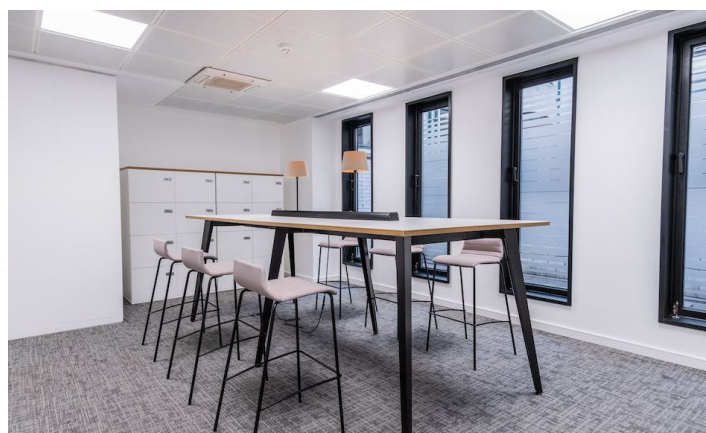
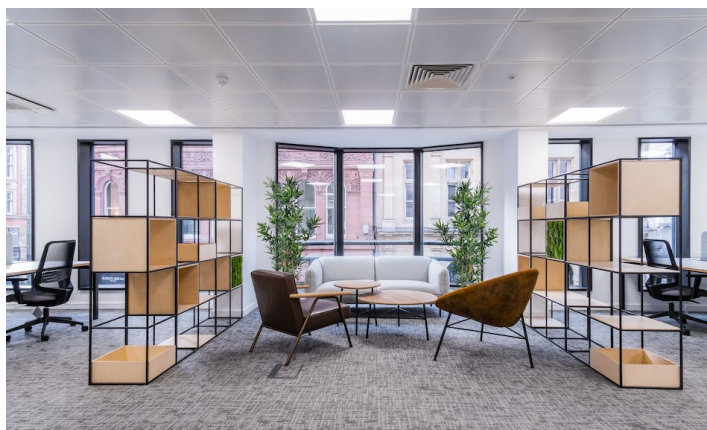
1 Chancery Lane comprises retail on the ground floor with offices from 1st-5th floors. The available floors have been refurbished to a high specification with flexibility in mind for incoming tenants. The 1st floor has been fitted and furnished including a large meeting room, 18 desks, 6 touch down desk points, extensive break out areas and a new kitchen area. There are three car parking spaces available.

The 2nd & 3rd floors have been finished to a CAT A condition. A premium of £5.00 per sq. ft. is added to the rental figure if a fit out is required.

ELLIS BROWN

OFFICES TO LET

1 Chancery Lane, WC2A 1LF / 2,416 - 7,256 sq ft



Features

Fully furnished or unfurnished floors available

Fibre connection

Meeting room

Shower facilities

Bicycle storage

Brand new reception

Passenger lift

Car parking

Service Charge

£9.73 per sq ft

Business Rates

£18.80 per sq ft

Interested parties should verify the business rates with the City of London council.

Rent

£59.50 - £64.50 per sq ft

Floor Space

1st	2,419 sq ft / 224.73 sq m
2nd	2,416 sq ft / 224.45 sq m
3rd	2,421 sq ft / 224.92 sq m
Total	7,256 sq ft / 674.10 sqm

Contact

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