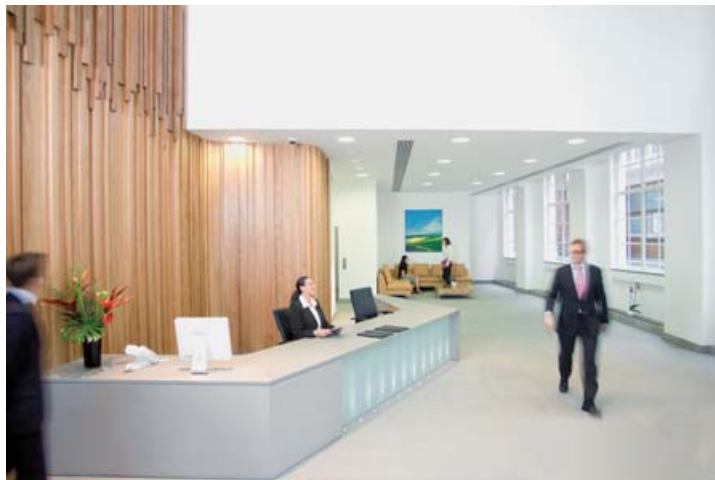


# eightyfive

Fleet Street London EC4

1ST FLOOR AVAILABLE 9,754 SQ FT



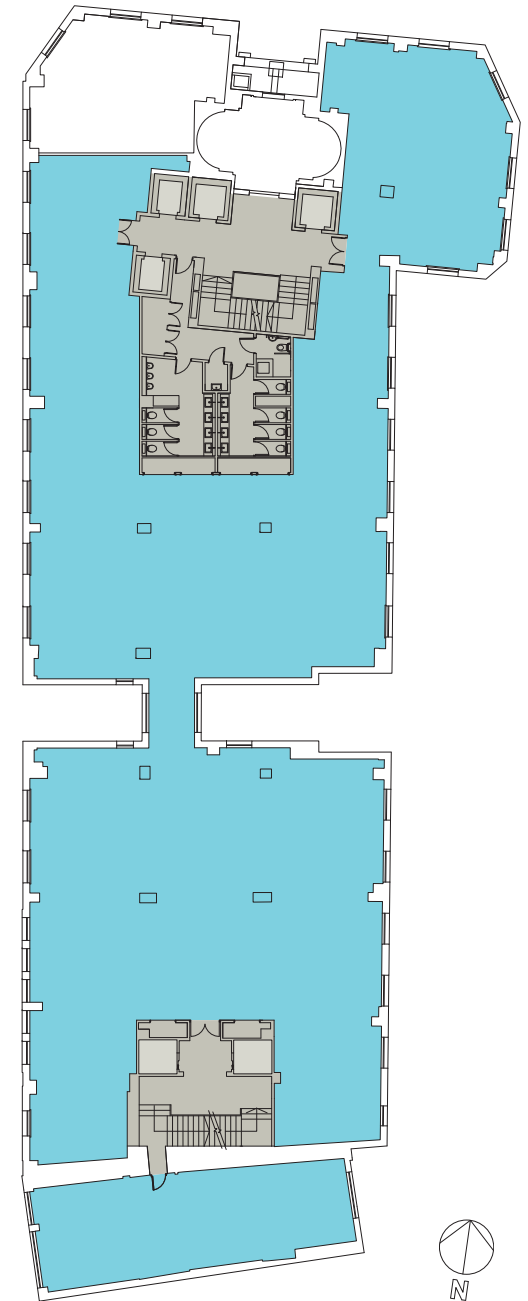
eightyfive Fleet Street provides 84,491 sq ft of the highest quality office space together with a fantastic new restaurant, Lutyens Grill, on the ground floor.

#### Tenancy schedule

8	Let to Fulbright & Jaworski LLP Let to Metro International (UK)
7	Let to Fulbright & Jaworski LLP
6	Let to Fulbright & Jaworski LLP
5	Let to Fulbright & Jaworski LLP
4	Let to Troika Dialog (UK) Ltd
3	Let to Powell Gilbert LLP
2	Let to Tulchan Comms. Group Ltd
1	9,754 sq ft
G	Let to Fulbright & Jaworski LLP Let to Metro International (UK)
B	Let to Fulbright & Jaworski LLP

- Recently redeveloped.
- New air conditioning, ceilings, lighting fittings and raised floors throughout.
- Modern finishes to the offices, entrance hall & WCs, blended with Listed facade and retained staircases.
- Quoting Rent: £43.50 psf pax.
- Rates: £12.18 per sq ft (est).
- Service Charge: £8.00 per sq ft (est).
- Ability to create own self contained entrance on Fleet Street.
- 2 existing entrances enabling split operations.

1st floor plan - 9,754 sq ft



For further information contact:



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

King Sturge LLP and Jones Lang Lasalle, on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. January 2010.

SUBJECT TO CONTRACT

[www.85fleetstreet.co.uk](http://www.85fleetstreet.co.uk)

