



ELLIS BROWN  
TO LET  
FLEXIBLE  
OFFICE SPACE  
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FLEET STREET EC4

BOULVERIE HOUSE  
194

WRAP IT UP  
Global Wrap Artists

WRAP IT UP

THE WIC  
TASTY  
GOOD

**152-153 FLEET STREET, LONDON EC4A 2DQ**

**1,086 SQ FT – 2,115 SQ FT**

**Former McDonalds - Restaurant / Shop to Let – New Lease  
Prime Fleet Street Quarter**



# 152-153 FLEET STREET, LONDON EC4A 2DQ

## LOCATION

The premises is situated in the heart of Fleet Street between Chancery Lane & Ludgate Circus in close proximity to Harris + Hoole, Itsu, Natwest, Paul & Pret a Manger. The Royal Courts of Justice, City Thameslink, Temple, Blackfriars, St Pauls and Farringdon Stations all nearby.

The Western City Fringe district is exploding with new projects as an estimated 3m sq ft of new grade A commercial space across office, retail & leisure is to be delivered by 2028 as a result of £5bn worth of developments.

Fleet Street Quarter is going through an exciting period of transition with its reinvention and repositioning representing a golden opportunity to see a remarkable renaissance & evolution of an area.

## TENURE

A new lease for a term to be agreed.

## RENT

On Application.

## ACCOMMODATION

The premises are arranged over ground and basement floors with the following approximate areas:

|                    |                    |                 |
|--------------------|--------------------|-----------------|
| Ground Floor Sales | 1,086 sq ft        | 101 sq m        |
| Basement Ancillary | 1,029 sq ft        | 96 sq m         |
| <b>Total</b>       | <b>2,115 Sq Ft</b> | <b>197 sq m</b> |

N.B. 1<sup>st</sup> – 4<sup>th</sup> Floors are available by way of separate negotiation for ancillary or office use.

## RATES (2023/24)

|   |         |
|---|---------|
| Rateable Value :                        | £85,500 |
| Rates payable (UBR multiplier: £0.532): | £45,486 |

All interested parties should verify the business rates with the relevant local authority.

## USE

The premises benefits from Class E planning consent.

## LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

## FLOORPLAN

Floorplan available upon request.

## EPC

An EPC will be made available upon request.

## VIEWING

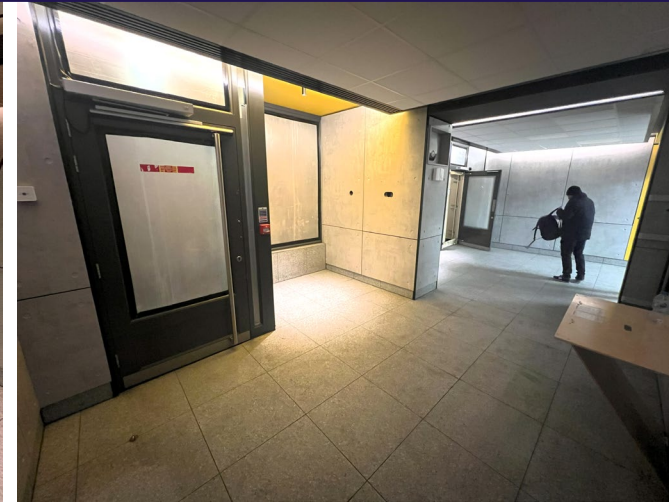
By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | [www.stephenkane.co.uk](http://www.stephenkane.co.uk).

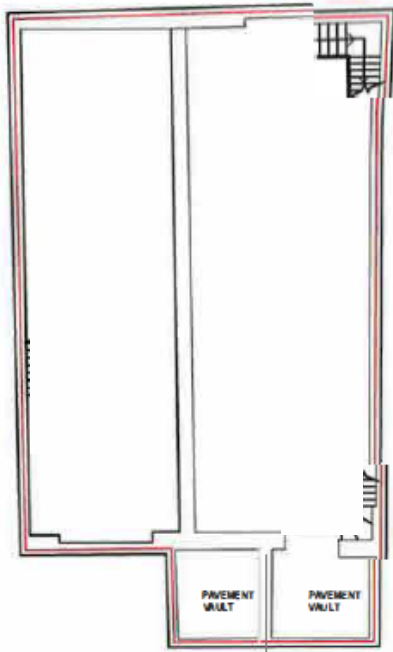
## CONTACT

|                |  |              |
|----------------|--|--------------|
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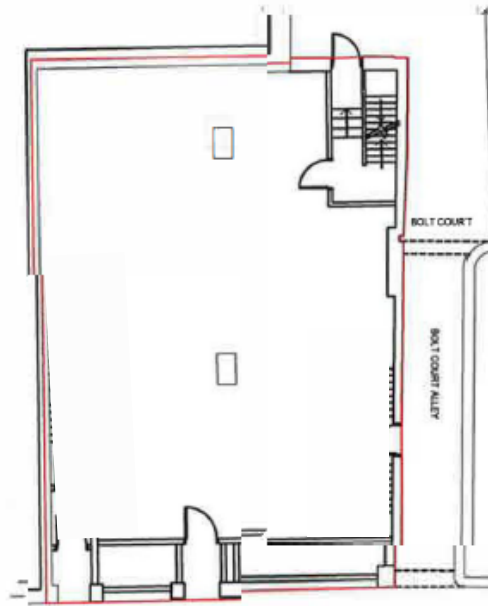
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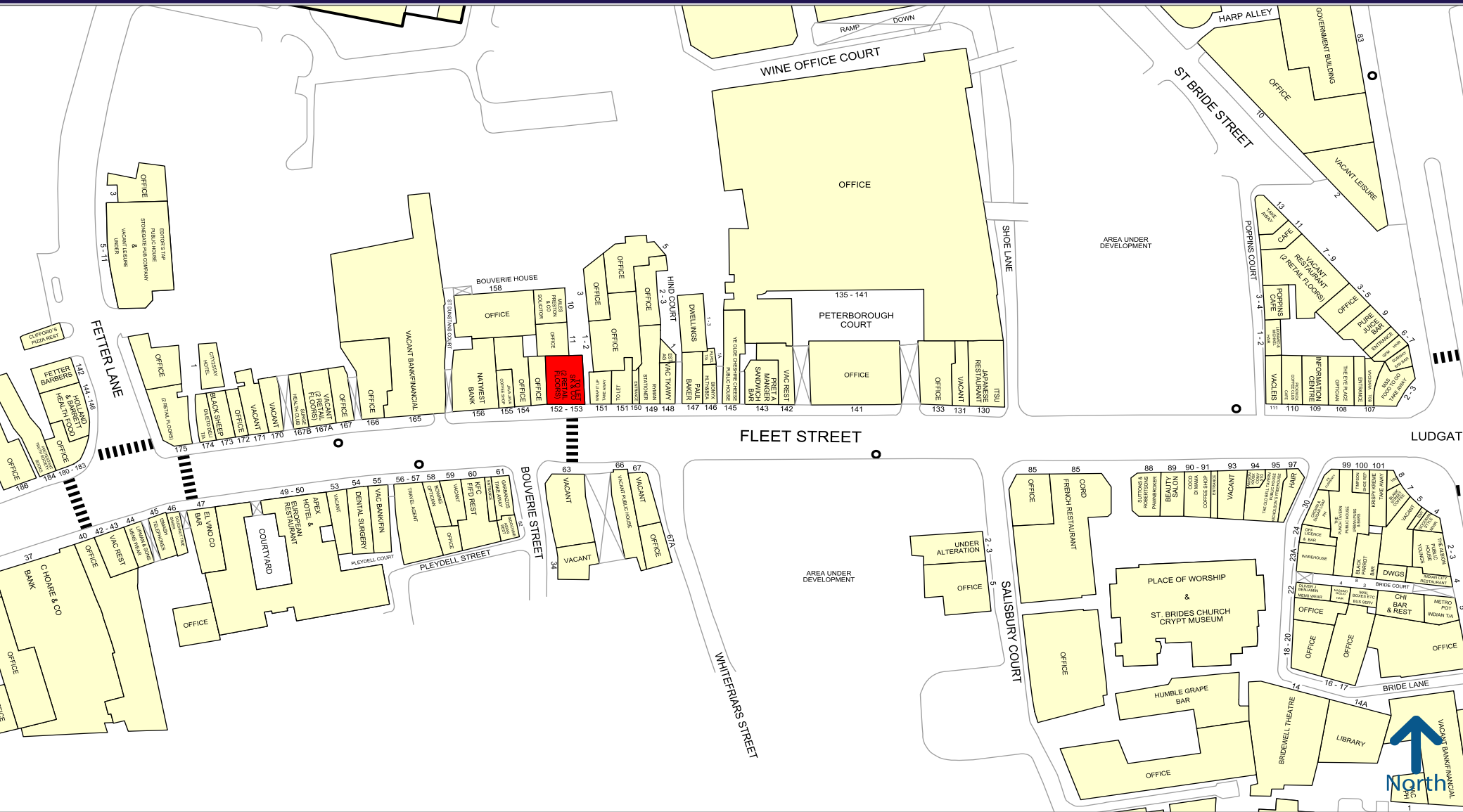
LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



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