

Cheapside House – 138 Cheapside – London EC2V 6BJ
020 7600 9922



Eldon Chambers

30-32 Fleet Street, London, EC4
Newly Refurbished Offices

1,394 ft², 2,266 ft² or 3,660 ft²

The entrance to Eldon Chambers is situated in Falcon Court, a tranquil private courtyard accessed from the south side of Fleet Street, between the junctions of Chancery Lane and Fetter Lane. The 3rd & 4th floors, courtyard passageway and building reception have recently been refurbished to an impressive specification.

The building is well served by public transport with stations at Chancery Lane (Central line), City Thameslink, Blackfriars (Mainline, Thameslink and Circle & District line), Farringdon (Thameslink, Elizabeth, Circle, Hammersmith and City & Metropolitan line) Temple (Circle & District line) all within easy walking distance.

ACCOMMODATION

Floor	Area (ft ²)	Area (m ²)
4 th	1,394	129.50
3 rd	2,266	210.51
Total	3,660	340.01

AMENITIES

- Refurbished courtyard & reception
- Open plan offices with a selection of meeting rooms
- Kitchenette
- Private terrace (4th floor)
- Dedicated WCs
- Air conditioning
- LED lighting
- 10-person passenger lift

LEASE

The 3rd & 4th floors are available either individually or as a whole by way of new Leases direct from the Landlord.



RENT

£59.50 per ft²

BUSINESS RATES (2020/2021)

4th Floor: Approx £14.66 per ft²

3rd Floor: Approx £15.50 per ft²

SERVICE CHARGE (2020/2021)

Approx £10.00 per ft²

EPC RATING: Available upon request

VAT is payable on all rents

VIEWING

Strictly by appointment through sole agents:

SPRING4

Contact: Luke Power
Email: lpower@spring4.com
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SUBJECT TO CONTRACT

January 2021

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ELDON CHAMBERS – PASSAGEWAY & COURTYARD



ELDON CHAMBERS – THIRD FLOOR



ELDON CHAMBERS – FOURTH FLOOR

