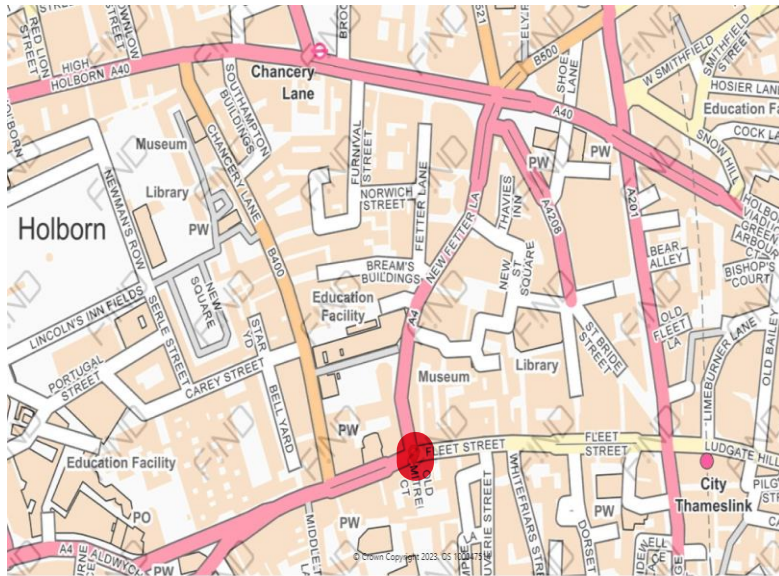


OFFICE TO LET

AGL

Mitre House
44-46 Fleet Street, London
EC4Y 1BN



LOCATION

Mitre House is situated on the south side of Fleet Street and its junction with Fetter Lane.

Chancery Lane, Blackfriars and Temple underground stations are close by, as is City Thameslink, and numerous bus routes pass along Fleet Street, providing convenient access to the City and West End, as well as principal mainline termini such as London Bridge, Waterloo and Charing Cross.

DESCRIPTION

Comprising of the entire 4th floor, arranged as a large open plan office area, with separate Director's office/meeting room, kitchen and private w/c facilities.

The property has the following approx dimensions and area:

Fourth Floor	125.14 sq m	1,347 sq ft
--------------	-------------	-------------

TERMS

Flexible lease terms – immediate possession, competitive terms.

RENT

£60,000 per annum exclusive

RATES

Rateable Value	£36,000
----------------	---------

Interested parties are advised to confirm this with the local charging authority due to the current Government Rates Free Scheme applicable to certain uses.

VIEWING

By prior appointment through via the sole agents AGL:

Matthey Bailey

07798 610 997

Matthew.Bailey@agl-london.co.uk