

10
FLEET
PLACE
EC4

CONTENTS

EXTERIOR

A landmark office building in the heart of Midtown

10 Fleet Place is a high quality office development which forms part of the successful Fleet Place Estate.

Following a transformational refurbishment 10 Fleet Place offers a striking new arrival experience via the remodeled reception, brand-new best in class end of commute facilities and a contemporary finish on the expansive category A floors.

Up to 42,624 sq ft of office as well as 2,905 sq ft of mixed-use ground floor space is available.



RECEPTION



10	FLEET PLACE
09	
08	ESPEC
07	
06	CHINESE LIP SUN NEWS
05	CHARLES RUSSELL SPEECHES LIP
04	MOTT MACDONALD
03	KNOTEL
02	MOTT MACDONALD
01	
GF	VERISON UK LTD

RECEPTION



LOCATION

Give your taste buds a treat.

No more beans on toast.

You're spoilt for choice around 10 Fleet Place – from the weekly Fleet Place street food market to fine dining – there's a wealth of amenity right on your doorstep.



MIDTOWN

Bar & dining favourites

10 Fleet Place has access to some of Midtown's most renowned cafés, bars and restaurant amenities. From long established street food markets to fine dining favourites to celebrated hotel brands.



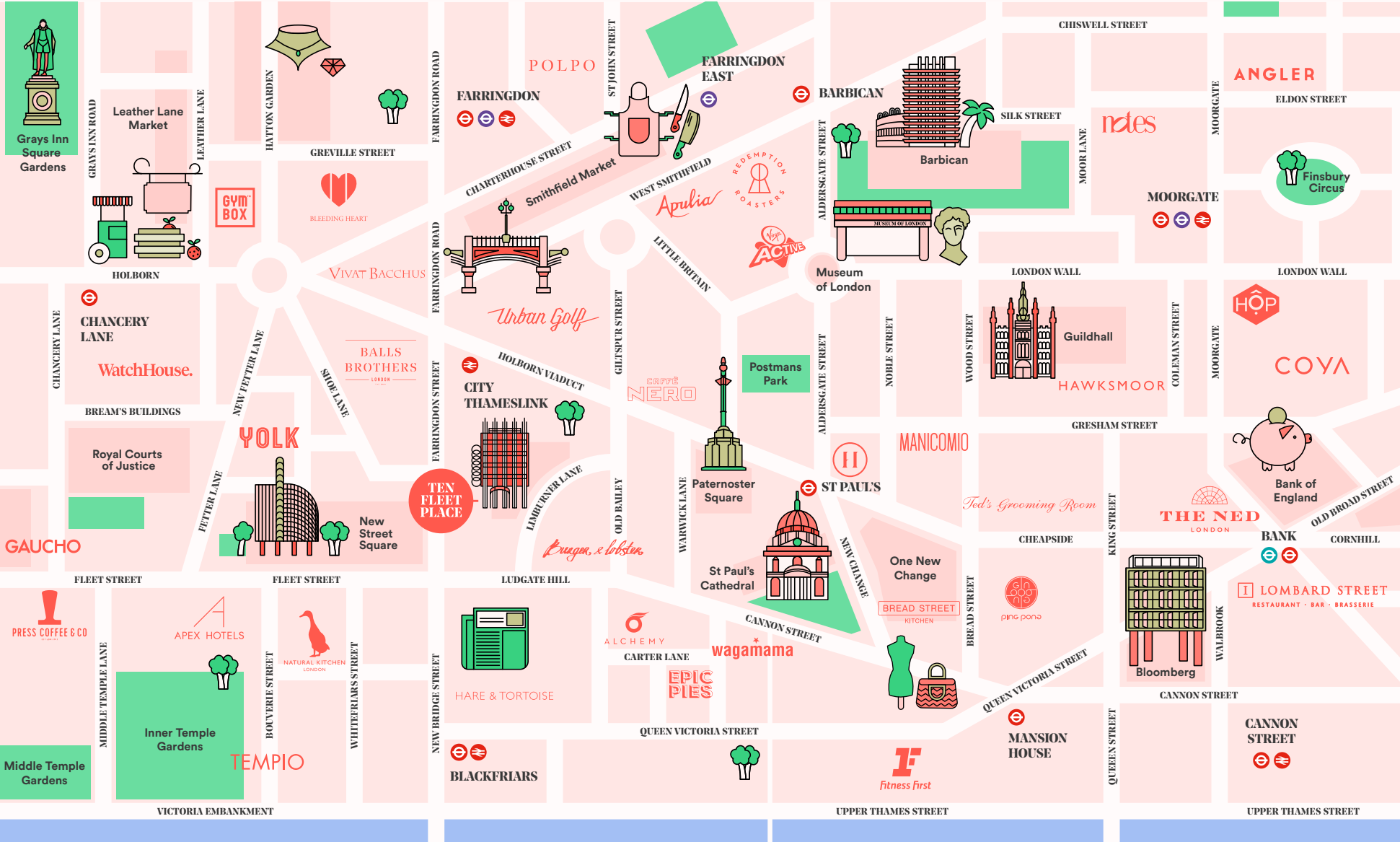
10 FLEET PLACE



- 1 New Street Square
- 2 Smiths of Smithfield
- 3 Paternoster Chop House
- 4 Leather Lane Market
- 5 Bleeding Heart Bistro



LOCAL AREA



LOCAL TALENT

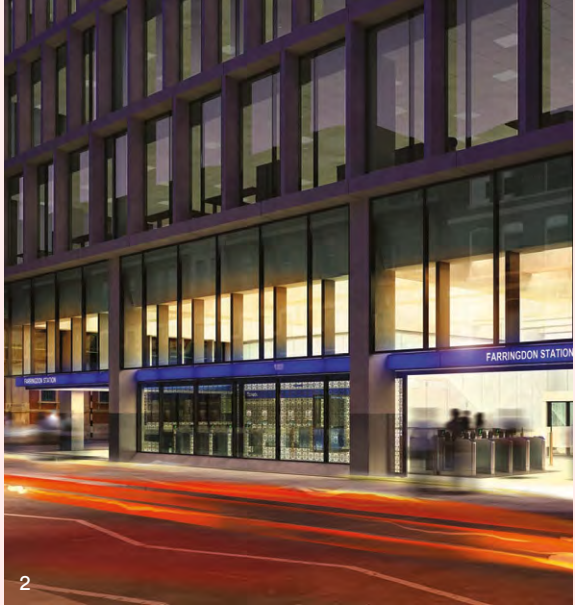


ELIZABETH LINE ACCESS

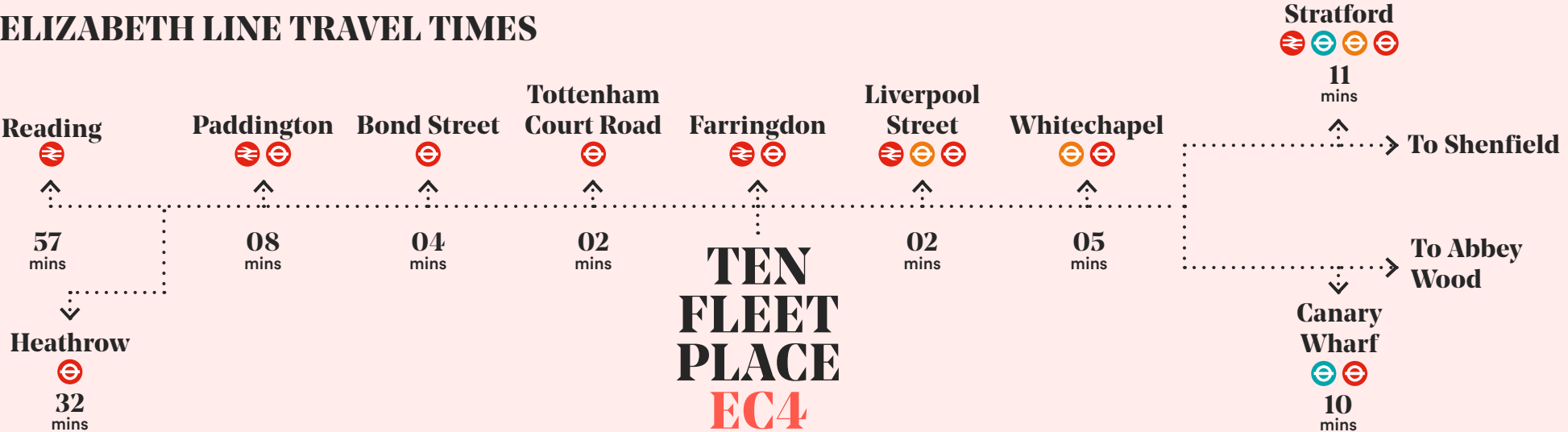
Move with ease

With its arrival expected in H1 2022 the Elizabeth line at Farringdon will shorten travel times from the east to the west of London and beyond – with a high frequency schedule and high capacity trains.

- 1 Elizabeth Line Cowcross Street ticket hall CGI
- 2 Elizabeth Line Long Lane entrance CGI



ELIZABETH LINE TRAVEL TIMES



CONNECTIONS

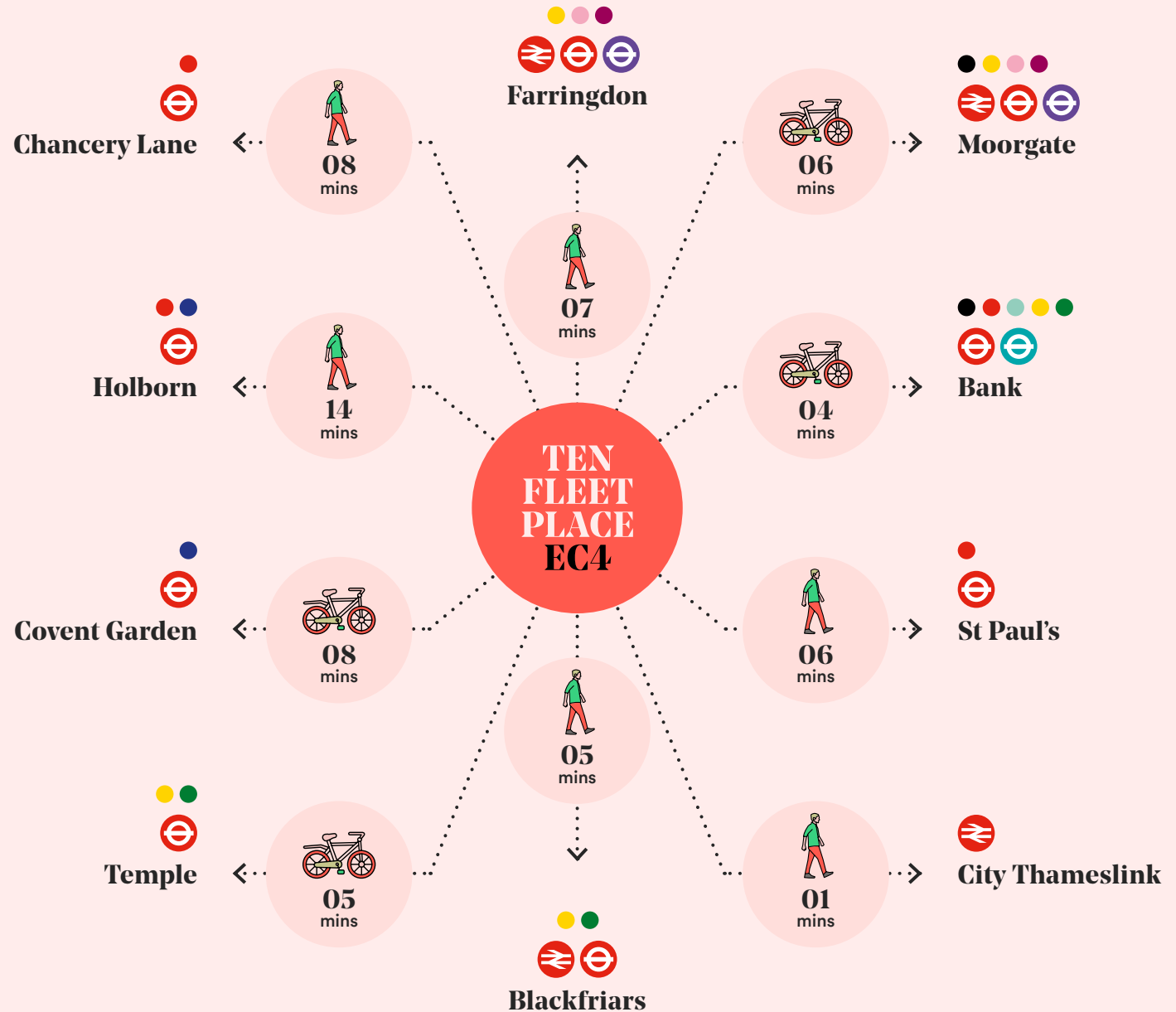
Fast links across town

However you like to get to work, 10 Fleet Place is perfectly located.

Immediately accessible from 10 Fleet Place the 5km Cycle Superhighway 6 directly links all the way from Elephant & Castle to King's Cross, passing the key transport hubs of Blackfriars and Farringdon. This connection to London's ever expanding cycle network makes it easy for occupiers to choose a commute that suits them.



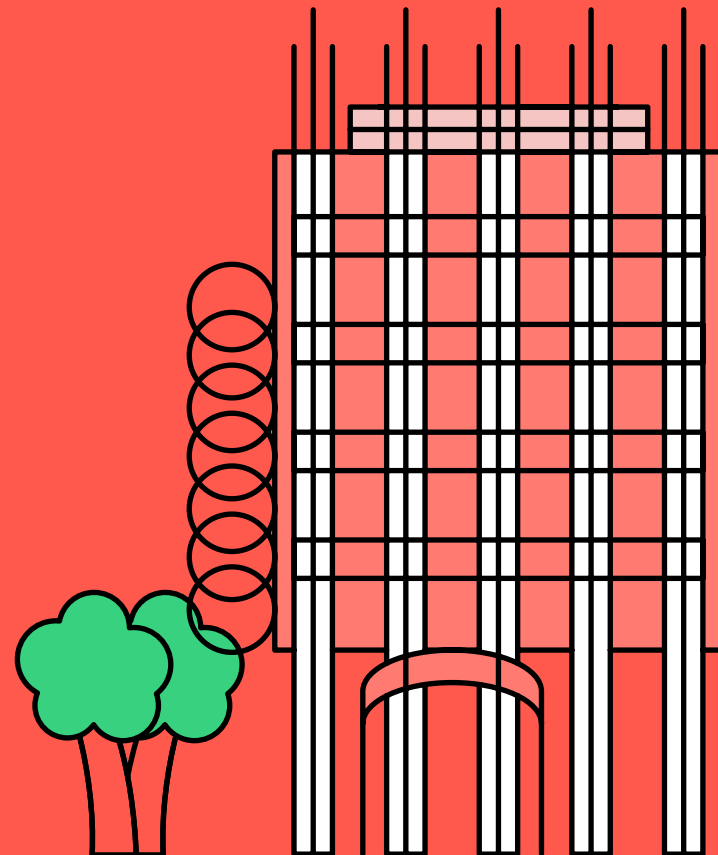
Source: TfL



ACCOMMODATION SCHEDULE

Flexible space.

FLOOR	FINISH	SQ FT	SQ M	AVAILABILITY
3rd	CAT A	19,835	1,842.7	Available
1st*	CAT A	19,884	1,847.3	Available
Ground*	Shell & Core	2,905	269.9	Available
TOTAL		42,624	3,959.9	



* Available as self-contained

INDICATIVE FLOOR



INDICATIVE FLOOR



INDICATIVE FLOOR



BASEMENT SHOWERS & LOCKERS

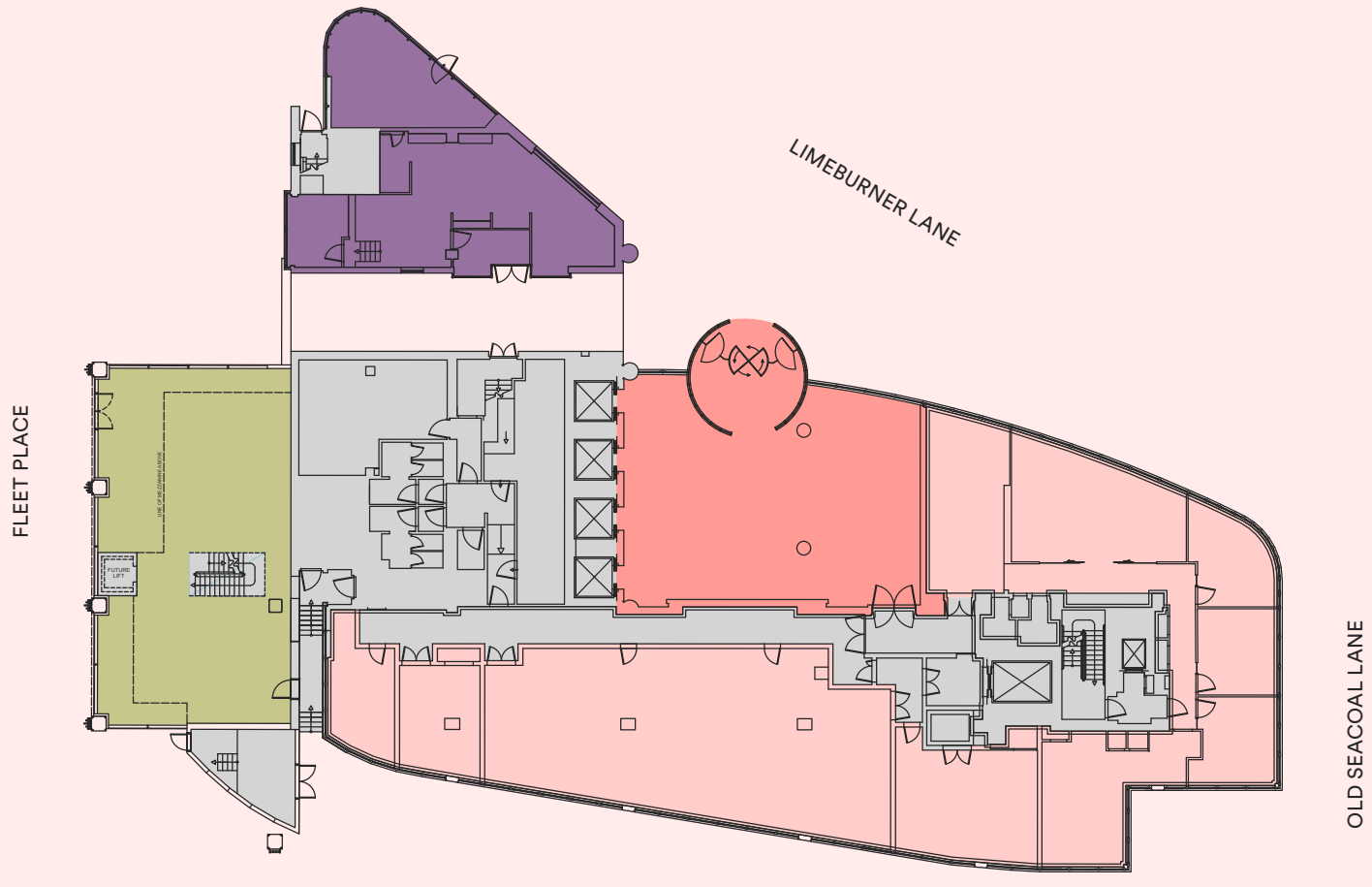


FLOOR PLANS



Ground Floor

Office / Retail
2,905 sq ft
(269.9 sq m)



- Let Office
- Office/Retail
- Reception
- Retail
- Core

Floor plans not to scale. For indicative purposes.

FLOOR PLANS



1st Floor

19,884 sq ft
(1,847.3 sq m)



Floor plans not to scale. For indicative purposes.

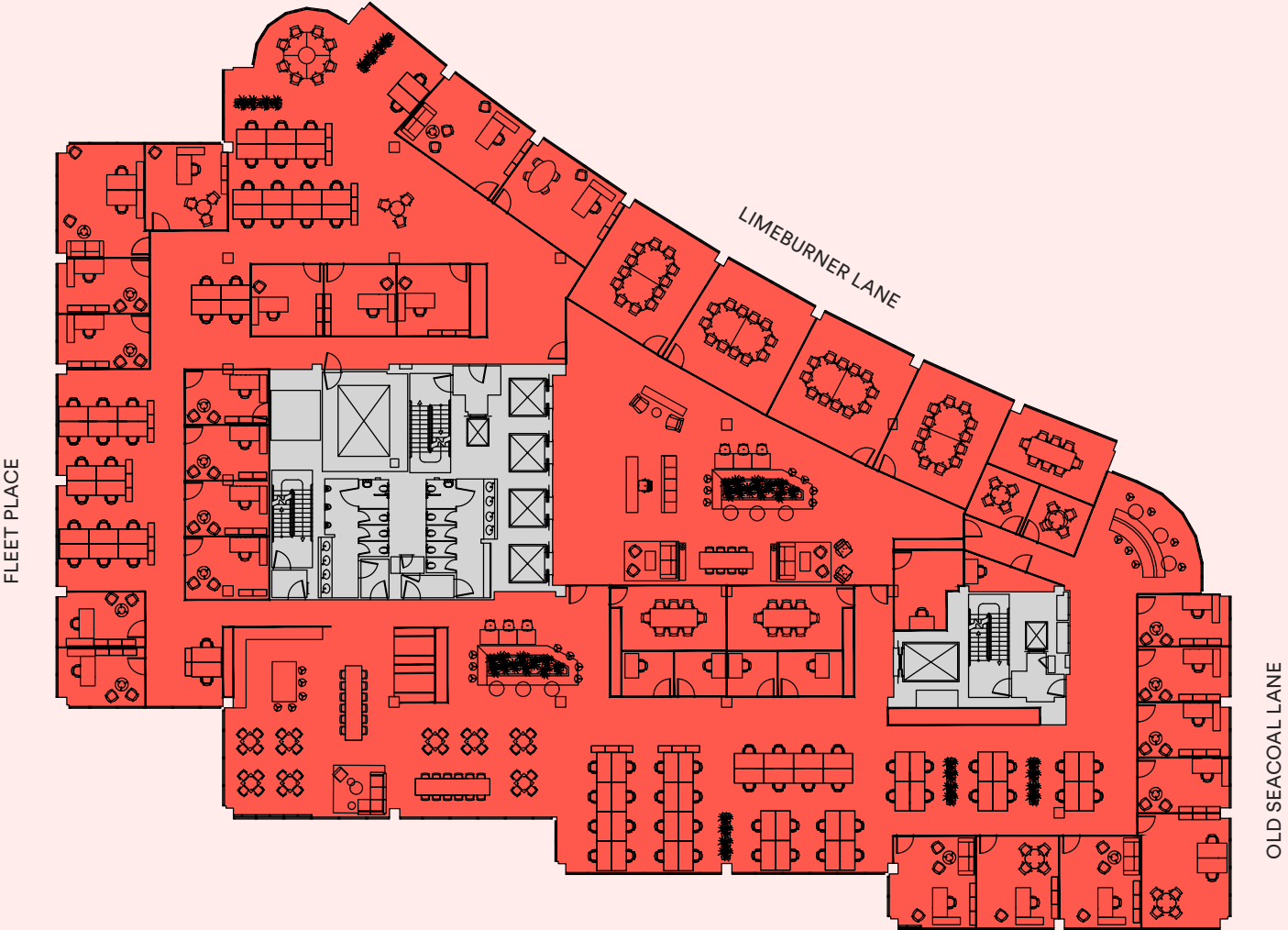
SPACE PLANS



Indicative agile layout

19,858 sq ft
(1,844.9 sq m)

Workstations	82
1 person offices	18
2 person offices	02
4 person meeting room	02
8 person meeting room	01
12 person meeting room	04
Quiet rooms	06
Breakout areas	02
Collaboration area	01



- Office
- Core

Floor plans not to scale. For indicative purposes.

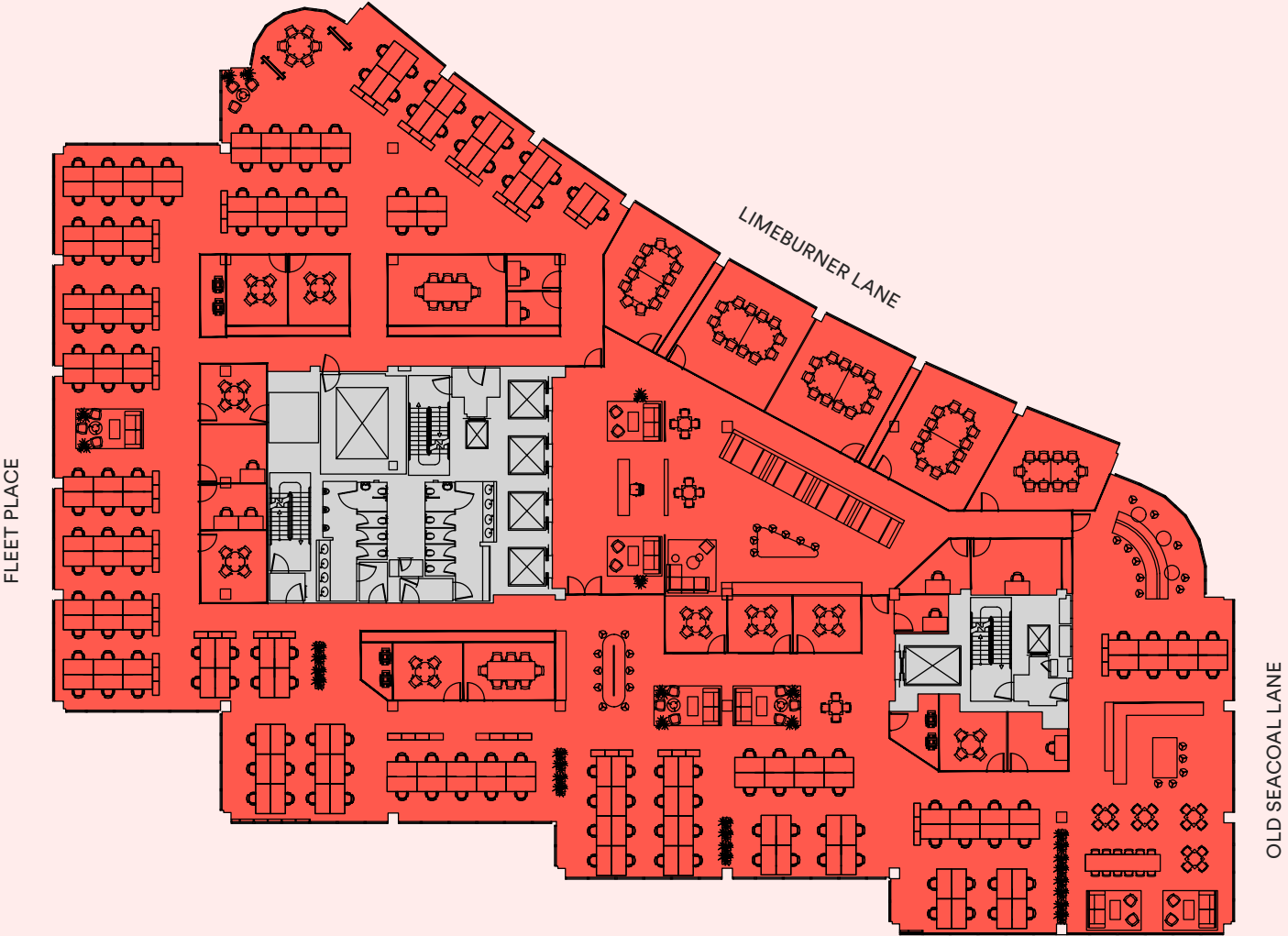
SPACE PLANS



Indicative professional layout

19,858 sq ft
(1,844.9 sq m)

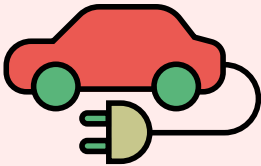
Workstations	166
4 person meeting rooms	08
8 person meeting rooms	02
10 person meeting room	01
12 person meeting room	04
Quiet rooms	08
Breakout areas	01
Reception	01
Collaboration area	01



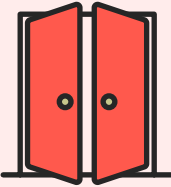
- Office
- Core

Floor plans not to scale. For indicative purposes.

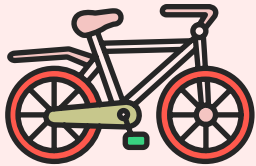
SUMMARY SPECIFICATION



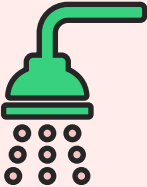
Electric charging and traditional car parking spaces available



Ground + 1st floor can operate as a self-contained demise with a prominent entrance onto Fleet Place



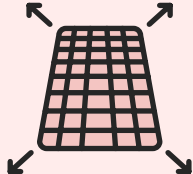
191 bike racks including 24 folding bike racks



New hotel style end of commute facilities complete with 18 showers (including DDA Accessible) and tenant towel service



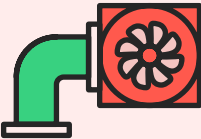
168 lockers as well as male and female drying rooms



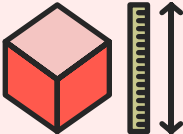
Large efficient floorplates



All floors have an excellent outlook with rare triple aspect



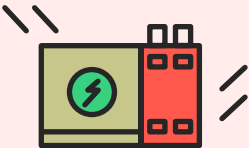
VAV air conditioning



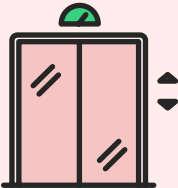
2.7m floor to ceiling height



150 mm raised floors



2 x 1000 kVa backup generators



4 passenger lifts and 1 goods lift

CONTACTS

We're ready, when you're ready.



James Heyworth-Dunne

020 7029 3626

07779 327 071

jhd@inglebytrice.co.uk

Catherine Owen

020 7330 8616

07977 172 821

catherine.owen@savills.com

Jamie Russell

020 7029 3625

07780 475 238

j.russell@inglebytrice.co.uk

Peter Thursfield

020 7409 8928

07870 555 732

pthursfield@savills.com

Subject to Contract. Important notice relating to the Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. July 2022.

Designed & produced by Cre8te – 020 3468 5760 – cre8te.london