



# Edenica 100 Fetter Lane

Midtown, EC4

Furnished+flexible workspace  
available now

Building and fit out designed by  
Fletcher Priest Architects

266m<sup>2</sup> / 2,863ft<sup>2</sup> (28 desks)

# The Space



Surrounded by glazing and daylight, with views over gardens and trees, this private floor within the multi award-winning 100 Fetter Lane features 28 desks, two meeting pods, a teapoint, and space for breakout.

With direct lift access, the architect-designed interior comes complete with showers and cycle storage and full access to the building's shared cafe amenity on ground floor.

This self-contained workspace is ready for immediate occupation.

# The Layout

1:10 occupancy density

1:10 WCs provision

28 desks

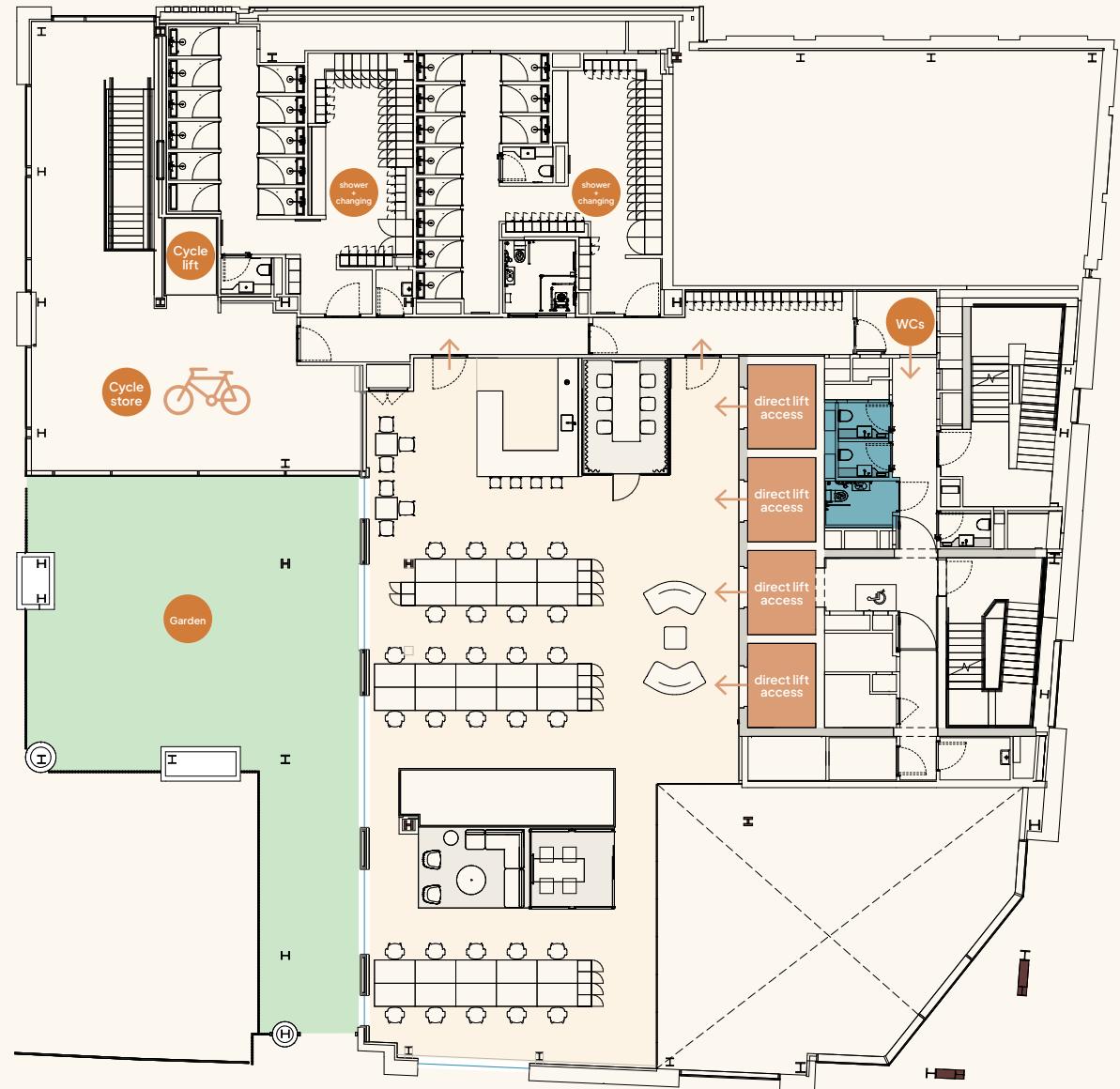
4 person Meeting Room

6 person Meeting Room

Collaboration Seating

Teapoint / Breakout

Direct lift access



# Key features

Brand new workplace building in the City of London

- Furnished + flexible space available now
- 28 desks
- 28 lockers
- Two meeting pods (6 and 4 person)
- WiFi provided throughout
- Teapoint and breakout area for meetings and downtime
- Floor-to-soffit heights of 2.8m
- LED lighting
- Self contained floor with secure access
- Direct lift access
- Openable windows for access to fresh air
- Views over gardens and trees
- Direct access to showers and cycle storage
- Internet redundancy provided
- Located within a multi award-winning building designed by Fletcher Priest Architects



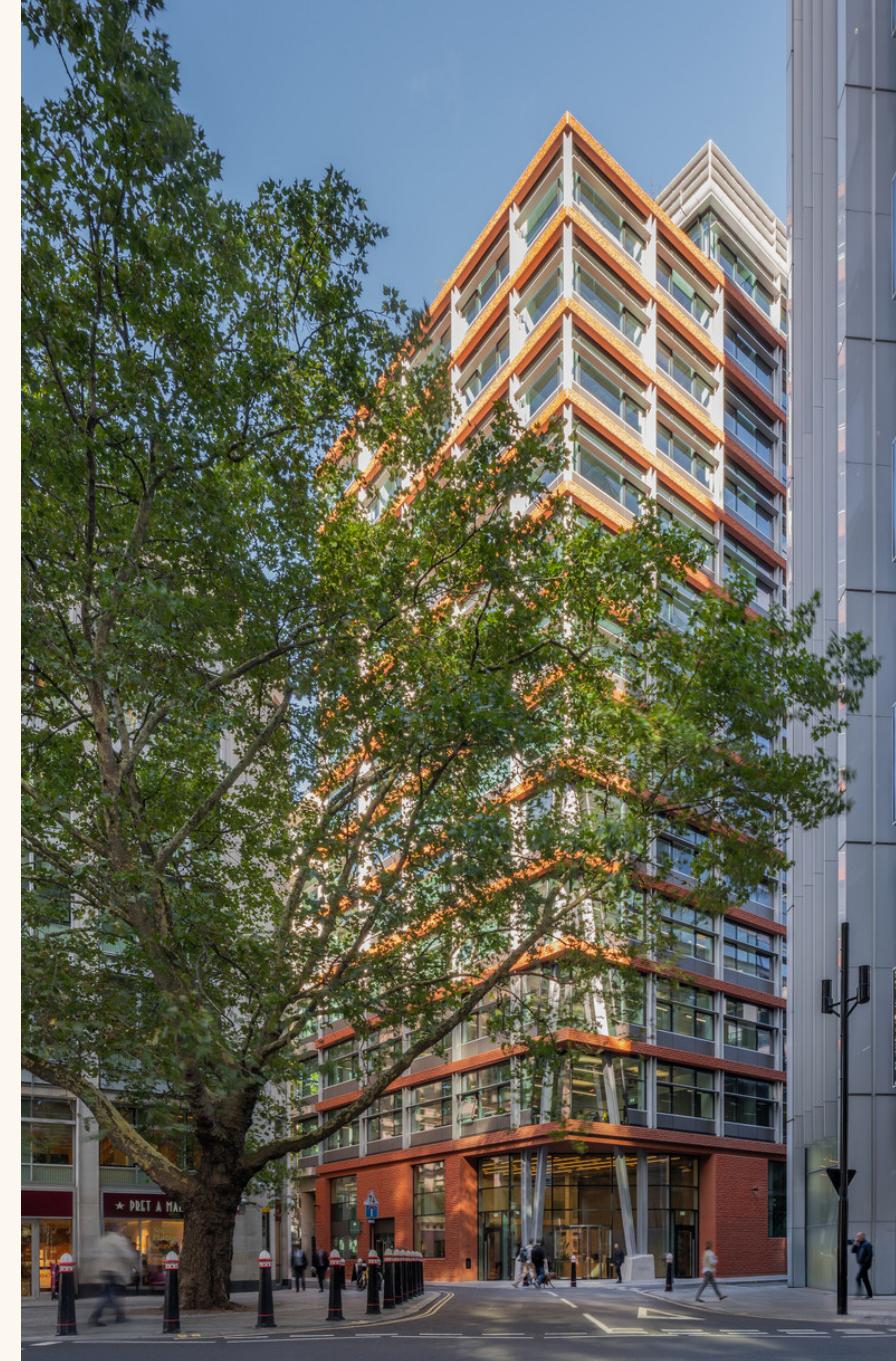




# The Building

Fetter Lane sits at the meeting point of the City and the West End, a location long associated with law, media and design now also home to a mix of creative, technology, and finance professionals. It's a street of character and quiet quality, lined with landmark architecture and moments from the bustle of Fleet Street, Holborn and New Street Square.

The area offers an exceptional mix of cafés, restaurants and bars, from morning coffee at Press to lunch at Brasserie Blanc or drinks at Smiths of Smithfield. Excellent transport connections — Chancery Lane, Holborn and City Thameslink — put every part of London within easy reach. Green spaces such as Lincoln's Inn Fields and Gray's Inn Gardens provide calm spots nearby, making this one of central London's most balanced and connected business neighbourhoods.





Publicly accessible sunken garden



New pub coming Q1 2026



High quality changing facilities



Ground floor cafe with tenant discount

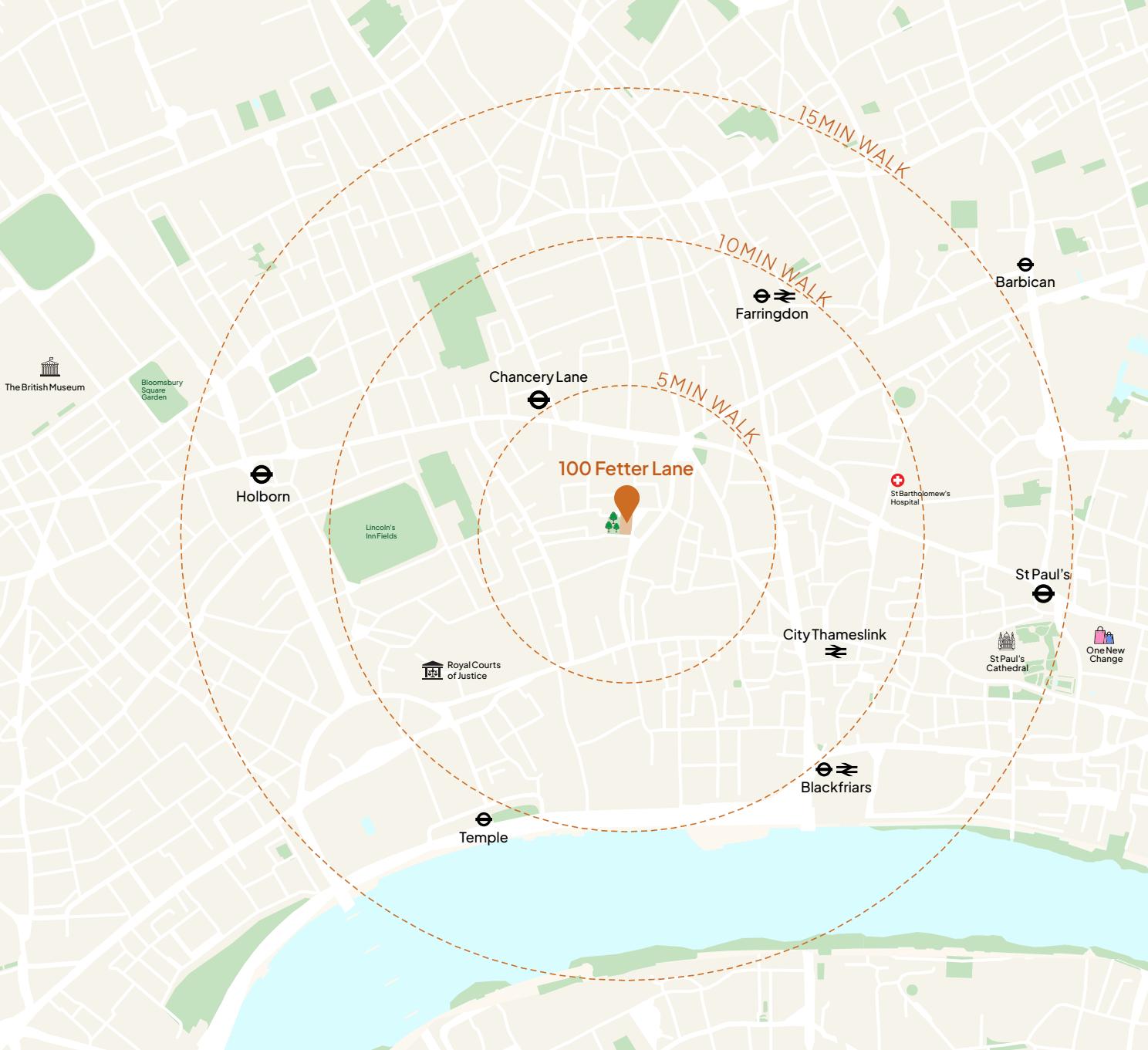


Dedicated cycle storage

# Transport Connections

The area around 100 Fetter Lane lies between the City of London and Holborn, combining historic character with modern architecture. It's a thriving hub for legal, financial, and creative businesses, surrounded by cafés, pubs, and small green spaces like St Dunstan Gardens. Excellent transport links from Chancery Lane and Farringdon make it highly accessible, while recent public-realm improvements have enhanced its appeal as a vibrant and well-connected part of central London.

	Central Line	4 min	Chancery Lane
	Elizabeth Line	12 min	Farringdon
	Train Station	8 min	City Thameslink
	Uber/Taxi	short	Corner of Bream's Buildings and Fetter Lane
	Bike	short stay	Bike parking located outside the FPA entrance at ground level
	Santander Bike	4 min	New Fetter Lane / Holborn EC1N 2HB
	Car	6 min	Holborn Gate car park WC2A 1AH and Brook Street car park EC1N



# Contact us



For further information or to arrange a viewing of the space at 100 Fetter Lane, please contact our leasing team:

**Julian Wogman**  
[julianwogman@pilcher.london](mailto:julianwogman@pilcher.london)  
07904 337 664

**David Jackson**  
[davidjackson@pilcher.london](mailto:davidjackson@pilcher.london)  
0780 1415 957