

Dunstan House, 14a St Cross Street, London EC1

Ground, 3rd & 4th floor refurbished offices in the heart of Farringdon - 2,172 – 6,878 sq ft - To Let



LOCATION

Dunstan House prominently located on the Northern side of St Cross Street on its junction with Saffron Hill in the heart of Farringdon. The area is one of London's prime media and tech locations and is a magnet for high growth, forward thinking occupiers.

The property also benefits from excellent transport links with Farringdon (Circle, Metropolitan, Hammersmith & City and City Thameslink) and Chancery Lane (Central Line) Stations being close by. Transport links will see further improvement with the opening of the Elizabeth Line (Crossrail) at Farringdon in 2019.



CONTACT US

By appointment through sole agents:

BBG Real Estate

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DESCRIPTION

The property comprises a prominent 1960's office building arranged over 6 floors that retains a number of original features. The entrance hall and common parts have been refurbished.

The available office accommodation will be refurbished and will comprise the ground, 3rd and 4th floors which benefit from excellent natural light and good floor to ceiling height.

FLOOR AREAS

FLOOR	SQ FT	SQ M	STATUS
4 th	2,172	201.79	Available
3 rd	2,206	204.94	Available
Ground	2,500	232	Available Summer 2019
Total	6,878	638.73	Available

*Refurbishment to be completed Q3 2019

AMENITIES

- Prime location in the popular Tech/Media district
- Excellent natural light
- Passenger lift
- Comfort cooling
- Fully accessible raised floor
- Colt, BT and Virgin Media fibre within the building
- Bike Racks
- Demised Refurbished WC's and showers

Indicative Ground Floor Plan



Indicative Typical Upper Floor Plan



Local Occupiers

1. Adidas
2. Agent Provocateur
3. Airbnb
4. Alexander McQueen
5. Deloitte Digital
6. Grey London
7. Publicis Groupe
8. Steelcase
9. Tesco Digital
10. TM Lewin
11. Unilever Plc
12. Vitra
13. Zaha Hadid

MOTELS

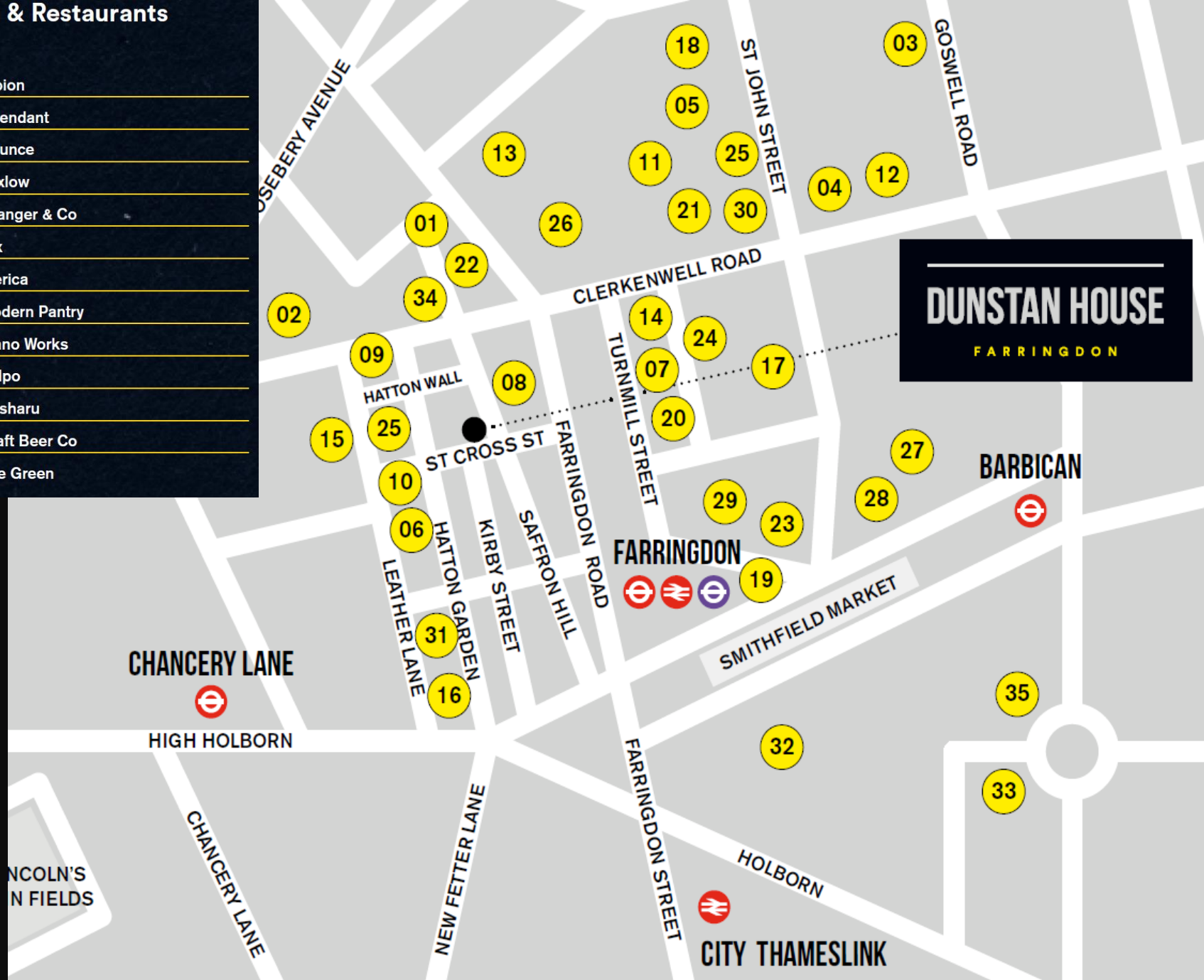
27. Malmasion
28. The Fox & Anchor
29. The Rookery
30. The Zetter Hotel

Fitness

31. Gym Box
32. Urban Golf
33. Pure Gym
34. Soho Gyms
35. Virgin Active

Bars & Restaurants

14. Albion
15. Attendant
16. Bounce
17. Foxlow
18. Granger & Co
19. Hix
20. Iberica
21. Modern Pantry
22. Piano Works
23. Polpo
24. Sosharu
25. Craft Beer Co
26. The Green





TERMS

A new lease from the freeholder is available for a term by arrangement, outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

RENT: £59.50 per sq ft

RATES: £14.33 per sq ft (est)

S/CHARGE: £4.03 per sq ft (est)

VAT: The property is elected for VAT purposes.

EPC: EPC Rating C-74. Full EPC available on request

+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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