

To Let – No VAT

2,470 – 7,458 sq ft

Dukes House, 32-38 Dukes Place, London, EC3A 7LP



Location:

Dukes Place links Bevis Marks and Aldgate with Houndsditch to the rear of the building. Communications are excellent with Aldgate Station (Circle, Hammersmith & City, and Metropolitan lines) and Liverpool Street Station (Central, Circle, Hammersmith & City and Metropolitan underground lines and National Rail and Overland services) both within a short walk. Fenchurch Street (National Rail Services), Tower Hill (District, Circle) and Tower Gateway (DLR) are also a short distance away.

Description:

The available office space looks onto Dukes Place with the One Creechurch Place development opposite. The floor benefits from an existing fit out, a high ceiling and lots of natural light and perimeter trunking and great natural light.

Accommodation:

Floor:	Sq ft	Sq m
Fifth - Refurbished	2,470	229
Fourth (from Q3 2020)	2,518	234
Third (from Q3 2020)	2,470	229
Total	7,458	692

The floor areas have been measured in accordance with the RICS Code of Measuring Practice Sixth Edition.

Amenities:



Reception



Air Con



Passenger
Lift



Showers



Parking

Terms:

New leases available direct from the Landlord.

Rent:

£47.50 per sq ft *

Rates:

Est. £16.54 per sq ft (Y/e 30.04.2020)

Interested parties should make their own enquiries of the local charging authority with regards to business rates.

Service Charge:

Capped at £12.00 per sq. ft.

Legal Costs:

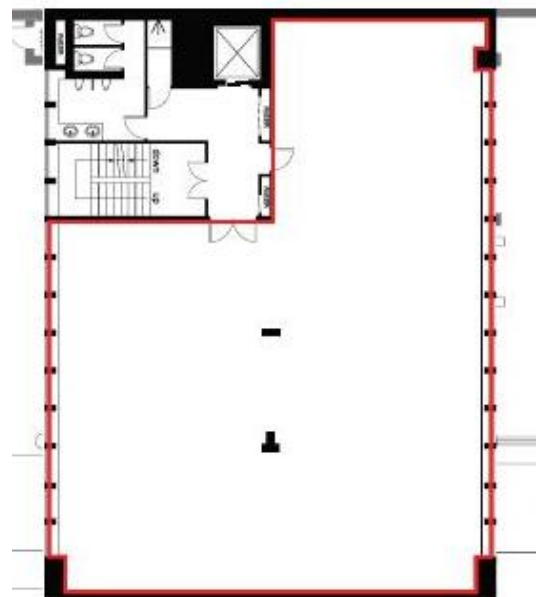
Each party to be responsible for their own costs incurred in the transaction.

EPC:

Rating C – a copy is available upon request.

VAT:

The building is currently **not** opted to Tax.
*(equivalent to £39.60 exclusive)



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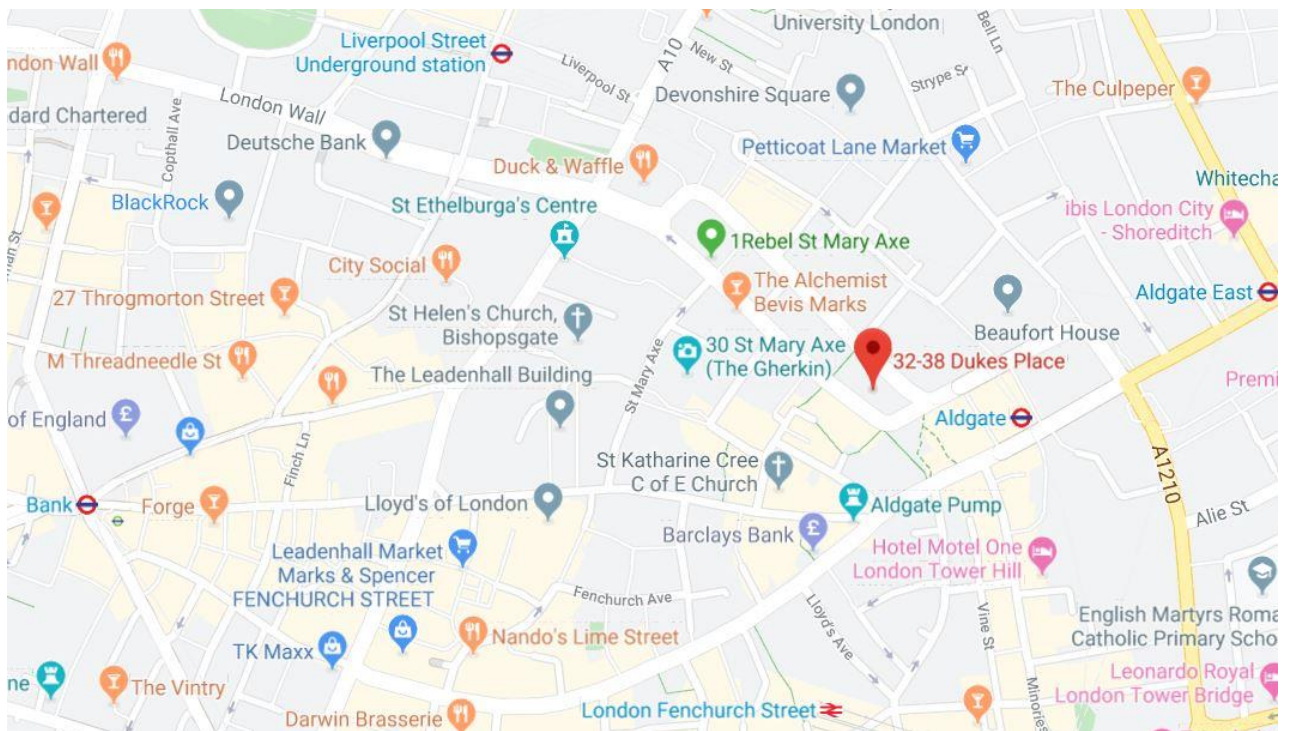
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