

DOG & DUCK YARD, PRINCETON  
STREET  
Bloomsbury



LDG



Dog & Duck Yard, Princeton Street







## DESCRIPTION

Dog and Duck Yard provides industrial and creative style fitted office accommodation which offers excellent volumes of natural light from all four sides of the building. Both workspaces are fitted with meeting rooms / offices, whilst retaining a largely open plan main working area. Occupiers can also enjoy the tranquil ground floor greenery, which is shared between the occupiers, with the third floor also benefit from it's own green roof terrace

## HIGHLIGHTS

- Creative Style Workspace
- Gated Development
- Fitted With Meeting Rooms / Offices
- Passenger Lift
- Private & Communal Kitchenettes
- Unique Air Filtration System
- Communal Bike Storage
- Communal Cloakrooms
- Shared Outside Space With BBQ
- Private Roof Terrace (Third Floor)
- Wood Flooring (Third Floor)
- Perimeter Trunking
- Shared Urban Farming
- Shower Facilities
- Electric Car Charging Point

## LEASE

From 2 years, or longer.

## CONNECTIVITY

A dedicated fibre line has been installed into the building.

## WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

## VAT

This building is elected for VAT.

## DDA COMPLIANCE

This building is DDA compliant. If you have any questions about disabled access suitability, please do reach out to us.

## FURNITURE

Furniture packages are available, at an additional cost.

## COMMUTE

Holborn - 6 mins

Chancery Lane - 6 mins

Russell Square - 12 mins

Farringdon - 14 mins

## FOODIE HOTSPOTS

- Holborn Dining Room - Chilango

- Eat Tokyo - Canton Element

## PARKING

Onsite parking available, by separate negotiation.

## LIQUID LUNCH

- Old Nick - The Old Red Lion

- The Enterprise - The Queens Head

## A STRETCH AWAY

- PureGym - Gymbox

- Ten Fitness - Body Control

## GREEN INITIATIVES

With a passion for green initiatives and sustainability, our landlord encourages their tenants to utilise the shared garden which includes urban farming opportunities which means you can have (probably) the freshest tomato in your lunchtime salad for free!



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
2nd	1,992	£87,500 /annum	£34,560 /annum	£22,000 /annum	£12,005	£144,060	Available
3rd	1,514	£80,000 /annum	£26,880 /annum	£16,750 /annum	£10,302.50	£123,630	Under Offer
<b>Total</b>	<b>3,506</b>				<b>£22,307.50</b>	<b>£267,690</b>	

Ready to talk?



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk



**HARRY  
ISAACS**

DD: 020 7291 0993  
M: 07756 873 842  
E: harry.i@ldg.co.uk

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

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