



Susskind.

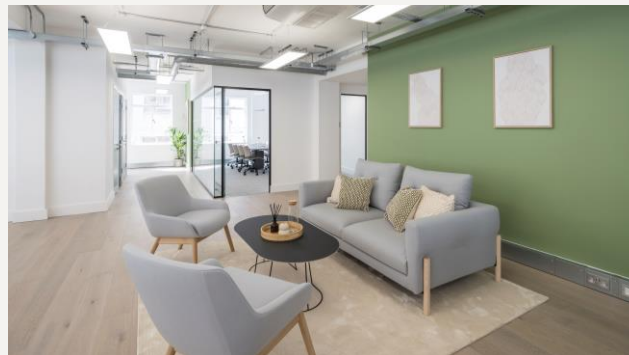
Dunstan House, 14A St Cross Street EC1

Newly refurbished office floors with excellent natural light situated on the corner of St Cross Street and Saffron Hill, offering brand-new CAT A+ or CAT A accommodation. Located moments away from Farringdon and Chancery Lane Stations.



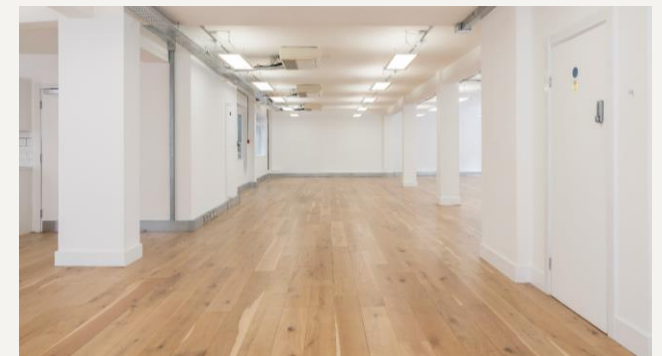
The third floor provides a new fit-out comprising 24x desks, 1x meeting room (8pp), 1x phonebooth and a fully fitted kitchen and breakout area.

The floor also provides demised WC and shower facilities.



The first floor provides a bright, open plan CAT A space with a kitchen, WC and shower facilities, and modern LED lighting in situ.

The floor could be fully fitted subject to terms and conditions.



Dunstan House, 14A St Cross Street EC1

Summary

Recently refurbished, fully-fitted open plan office space.

Features

- Modern suspended lighting
- 24 hour access
- Superb natural daylight
- Exposed air conditioning system
- WC's
- Bike racks
- Fully-fitted
- Communal lift

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

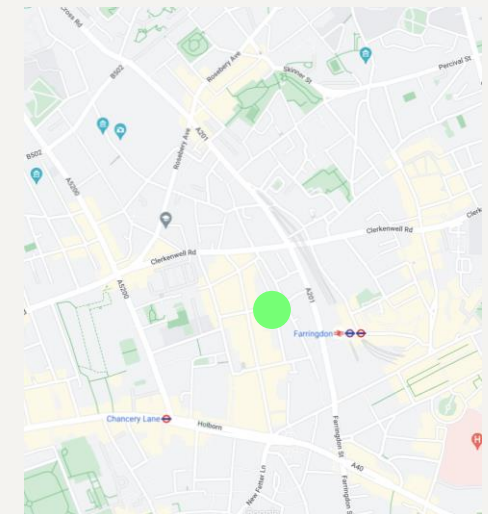
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM (Inclusive)	Status
Third (CAT A+)	2,216	£57.50	£6.06	£18.84	£15,216.53	Available
First (CAT A)	2,200	£45.00	£6.06	£20.12	£13,049.66	Available
Total	4,416	-	£6.06	-	-	

*Interested parties should make enquiries with the local authority.

Map



Dunstan House, 14A St Cross Street EC1

Viewing via joint agents

For further information and inspections please contact joint agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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