



32-38 Duke's Place 32-38 Dukes Place, London, EC3A 7LP

LOW HEADLINE RENT : £37.50 : Refurbished WITH PARKING Situated next to Aldgate Station, short walk to Liverpool Street.

1,445 to 6,417 sq ft (134.24 to 596.16 sq m)

- CAT A open plan spaces
- Comfort Cooling
- Perimeter trunking
- Openable windows
- Passenger lift
- Roof terrace
- Parking provision
- Secure bike storage

32-38 Duke's Place, 32-38 Dukes Place, London, EC3A 7LP

Summary

Available Size	1,445 to 6,417 sq ft		
Rent	£37.50 per sq ft		
Business Rates	£17.57 - £19.55		
Service Charge	£12 per sq ft		
Car Parking	Parking Option		
VAT	Not applicable		
EPC Rating	С		

Location

The property occupies a prominent position between Liverpool Street and Aldgate. It is conveniently located between the 'Tech Centre' of Spitalfields and the Insurance and Financial district of the City.]

Transport links include Liverpool Street, Aldgate and Fenchurch Street Stations within close proximity.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th	1,606	149.20	Let
6th	1,445	134.24	Available
4th	2,518	233.93	Let
3rd	2,470	229.47	Let
1st	2,454	227.98	Available
Total	10,493	974.82	







Viewing & Further Information



Tom Boggis

020 3713 1952 | 07795 070 676 tom.boggis@bbgreal.com



Fergus Findlay 07796510205 Fergus.findlay@bbgreal.com



Fred Pope 07886170666 fred.pope@bbgreal.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/04/2024