



# **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

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#### 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



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