



## 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	C

## Location

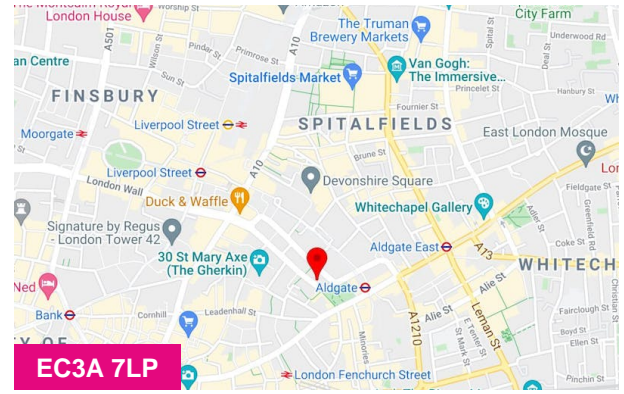
The property occupies a prominent position between Liverpool Street and Aldgate. It is conveniently located between the 'Tech Centre' of Spitalfields and the Insurance and Financial district of the City.[]

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
<b>Total</b>	<b>10,493</b>	<b>974.82</b>	



## Viewing & Further Information



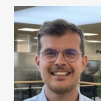
**Tom Boggis**

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



**Fergus Findlay**

07796510205  
Fergus.findlay@bbgreal.com



**Fred Pope**

07886170666  
fred.pope@bbgreal.com