



## Dunstan House, 14A St. Cross Street

London, EC1N 8XA

Newly refurbished office space ideally located a short walking distance to Farringdon Station.

Size:

**2,200 to 4,416 sq ft**

Rent:

**£45.00 - £57.50 per sq ft £57.50psf for CAT A+**

Service Charge:

**£6.06 per sq ft (Estimated 2022/2023)**

Business Rates:

**£14.23 per sq ft to £15.09 per sq ft**

Terms:

**New effective FR & I lease**

Possession:

**Available Immediately**

- Comprehensively refurbished;
- Colt, BT and Virgin Media fibre;
- Media style fit out;
- 2 minutes to Farringdon station
- Cheap Rents

Interested?

Request more information.

020 3077 3456

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## Description

Dunstan House offers efficient floor plates a short walk from Farringdon Station. The offices and communal area have undergone a comprehensive refurbishment offering LED lighting, wooden flooring, kitchenettes, demised showers and toilets and bike storage in the basement. The offices can be taken fully fitted if required.

## Location

Dunstan House occupies a prominent position on the corner of St Cross Street and Saffron Hill, on top of Hatton Garden. The building is well located, Farringdon station is a stone's throw away, which is serviced by the brand new Elizabeth Line, National Rail and the Circle, Hammersmith & City and Metropolitan lines. Chancery Lane is also a 5 minute walk away which is serviced by the Central underground line. The area also benefits from a wealth of local amenities including Leather Lane food market, restaurants, bars and gyms.

## Accommodation

The accommodation comprises of the following:

|              | sq ft        | sq m          | Rent          | Rates Payable | Service charge | Availability |
|--------------|--------------|---------------|---------------|---------------|----------------|--------------|
| 3rd          | 2,216        | 205.87        | £57.50 /sq ft | £19.54 /sq ft | £6.06 /sq ft   | Available    |
| 1st          | 2,200        | 204.39        | £45 /sq ft    | £20.20 /sq ft | £6.06 /sq ft   | Available    |
| <b>Total</b> | <b>4,416</b> | <b>410.26</b> |               |               |                |              |

## Specification

- Refurbished;
- Raised floors / perimeter trunking;
- Colt, BT and Virgin Media fibre within the building;
- Comfort cooling;
- Suspended LED lighting;
- Kitchenette; and
- Demised WCs and shower.

## Viewings

Strictly via joint agents.

## Business Rates

£14.23 per sq ft to £15.09 per sq ft



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