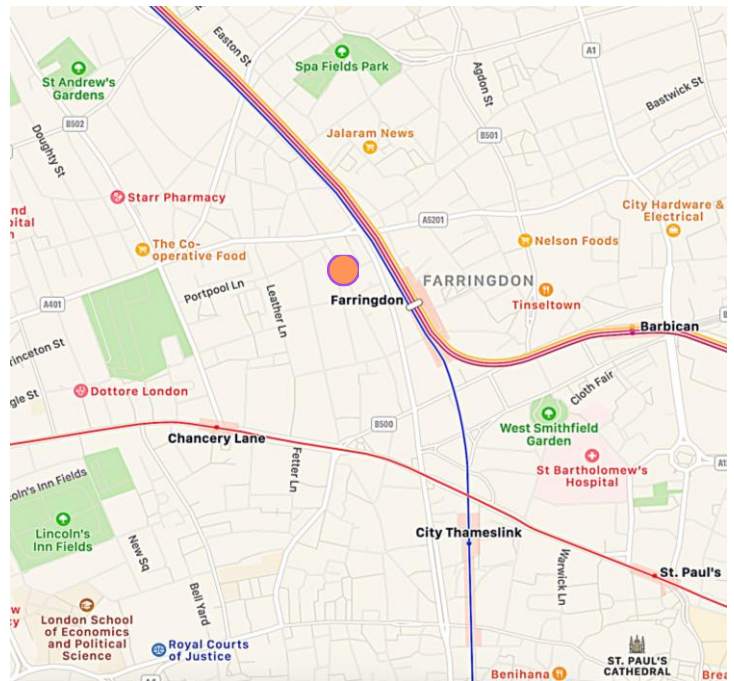


Offices to Let

2,200 – 6,867 Sq ft

Dunstan House 14A St. Cross Street, Farringdon, EC1

Newly-Refurbished "Media Style" Office Space in the Heart of Farringdon



Description

The property comprises an elegant 1960's office building arranged over 6 floors. The available floor space and common parts have undergone a comprehensive refurbishment, with new wooden flooring, LED lights and demised w/cs & showers, while retaining a number of the building's original features.

Floor Areas

FLOOR	SQ FT	STATUS
4 th	2,210	Let
3 rd	2,216	Available
1 st	2,200	Available
Ground	2,451	Let
Total	9,077	

Location

Dunstan House occupies a prominent position on the junction of St Cross Street and Saffron Hill in the heart of Farringdon. The area is one of London's prime media and tech locations and is a magnet for high growth, forward thinking occupiers.

The property also benefits from excellent transport links with Farringdon (Circle, Metropolitan, Hammersmith & City and City Thameslink) and Chancery Lane (Central Line) Stations being close by.

Contact us



Jade Henson-Amphlett
+44 7776 963 575
Jade.Henson-amphlett@bbgreal.com



Tom Boggis
+44 7795 070 676
tom.boggis@bbgreal.com



Ben Hodder
+44 7880 242 178
ben.hodder@bbgreal.com

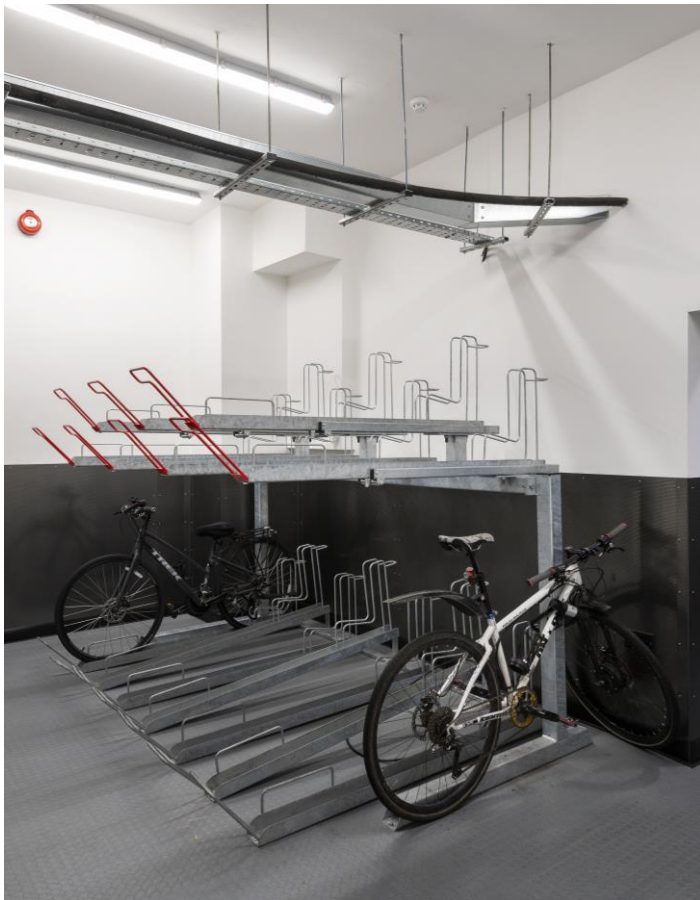


Amenities

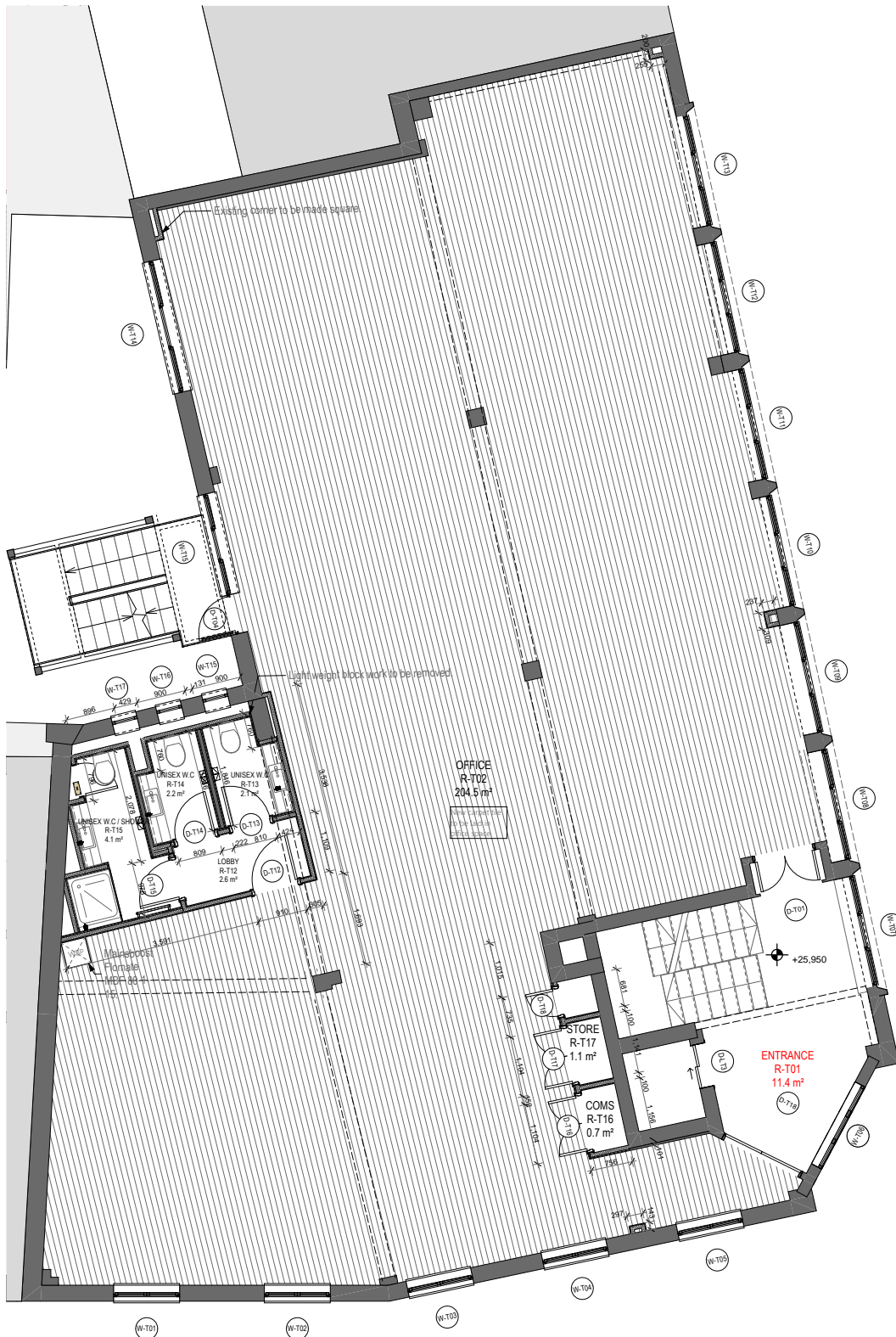
- Prime location in the popular Tech/Media district
- Excellent natural light
- Passenger lift
- Comfort cooling
- Colt, BT and Virgin Media fibre within the building
- Fully accessible raised floor
- Bike Racks
- Demised Refurbished WC's and showers



TERMS:	A new lease(s) from the freeholder is available for a term by arrangement, outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).
RENT:	£59.50 per sq ft
RATES:	£14.32 - £14.78 per sq ft p.a (est 22/23)
S/CHARGE:	£4.03 per sq ft p.a. (est.)
VAT:	The property is elected for VAT purposes.
EPC:	Rating C-74. Full EPC available on request



Floor Plans



Indicative Plan: 3rd Floor
Not to scale*

