

14a St Cross Street
Farringdon EC1

DUNSTAN HOUSE

2,172 – 6,878 sq ft
Refurbished, plug & play
offices to let

CREATIVE SPACE FOR CREATIVE MINDS.

Dunstan House offers a contemporary, fully cabled plug & play workspace arranged over 6 floors in a prominent 1960's office building.

The entrance hall, common parts, available office accommodation have been refurbished and comprise the ground, 3rd and 4th floors. The office floors benefit from excellent natural light and good floor to ceiling height.

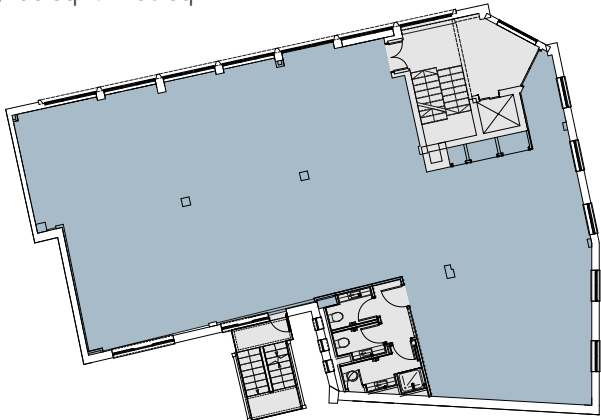


ACCOMMODATION

Floor	sq ft	sq m
Fourth	2,172	203
Third	2,206	205
First*	2,200	204
Ground	2,500	232
Total	6,878	640

* Coming Soon - September 2020
Floor plans not to scale. For indicative purposes only.

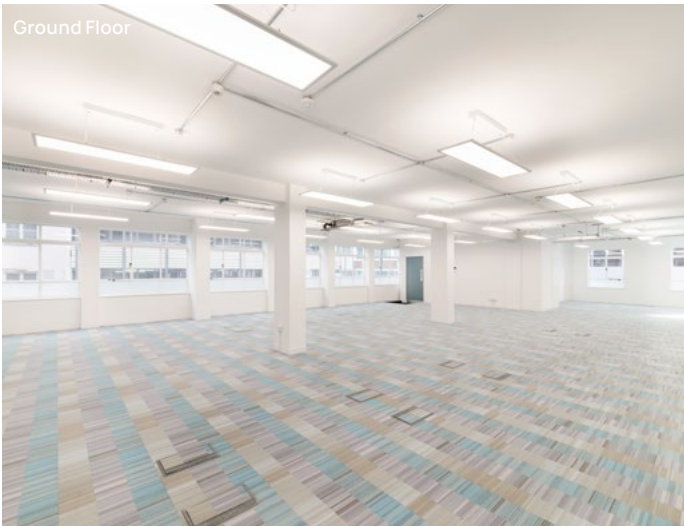
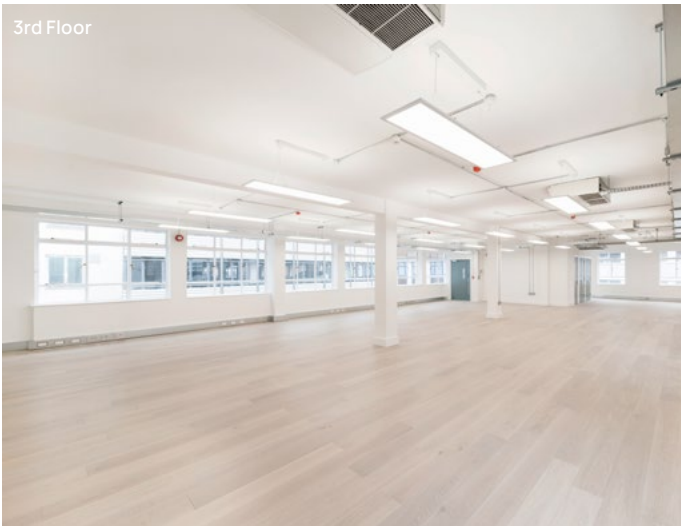
Third Floor
2,206 sq ft / 205 sq m



Ground Floor
2,500 sq ft / 232 sq m



Fourth Floor
2,172 SQ FT / 203 SQ M



SPECIFICATION

PRIME LOCATION

EXCELLENT NATURAL LIGHT

PASSENGER LIFT

COMFORT COOLING

RAISED FLOOR ON GROUND, PERIMETER TRUNKING ELSEWHERE

FIBRE INSTALLED & ALL FLOORS CABLED

REFURBISHED WCS & SHOWERS

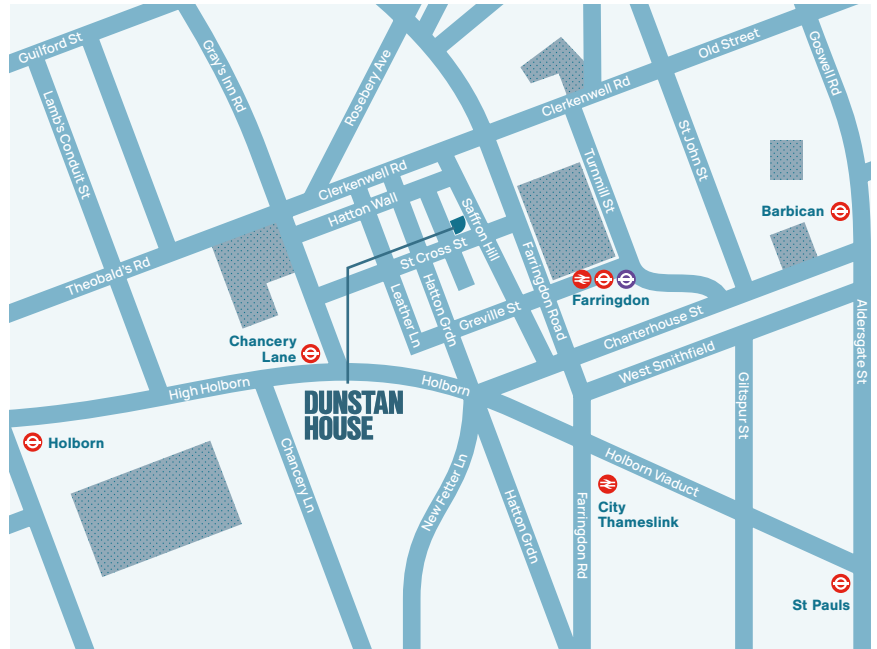
BIKE RACKS



LOCATION

Dunstan House is located on the Northern side of St Cross Street at its junction with Saffron Hill and is within a 2 minutes' walk from Farringdon Station.

The area is one of London's prime media and tech centres and is a magnet for high growth, forward thinking occupiers. The area is buzzing with creative enterprises and great places to eat and drink. Amenities include Leather Lane's street market with diverse street food stalls, Abigail's Kitchen and Department of Coffee and Social Affairs for morning coffee. In the evening The Mitre and Hat & Tun are firm favourites among locals.



CONNECTIONS

The property benefits from excellent transport links which will see further improvement with the opening of the Elizabeth Line (Crossrail) at Farringdon in 2020.

Walking distances from the building. Source: TFL.



FARRINGDON



CHANCERY LANE



BARBICAN



HOLBORN



VIEWING

By appointment through the sole agents.

bbg
real estate advisers

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TERMS

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Designed by Cre8te - 020 3468 5760 - cre8te.london