

# Dunstan House 14a St Cross Street, London EC1

## REFURBISHED "MEDIA STYLE" OFFICES TO LET 2,267 Sq Ft

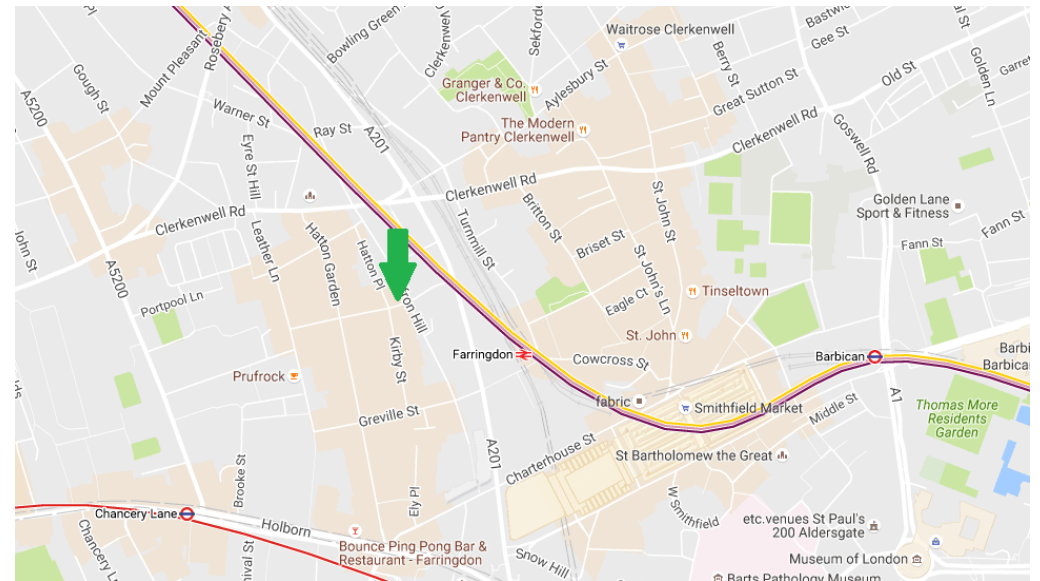


### LOCATION

Dunstan House occupies a prominent location on the Northern side of St Cross Street on its junction with Saffron Hill in the heart of Clerkenwell. The tech hub of Silicon Roundabout and the City are both within easy walking distance.

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. Transport links will see further improvement with the opening of Crossrail at Farringdon.

### MAP



### CONTACT US

By appointment through sole agents:

#### BBG Real Estate

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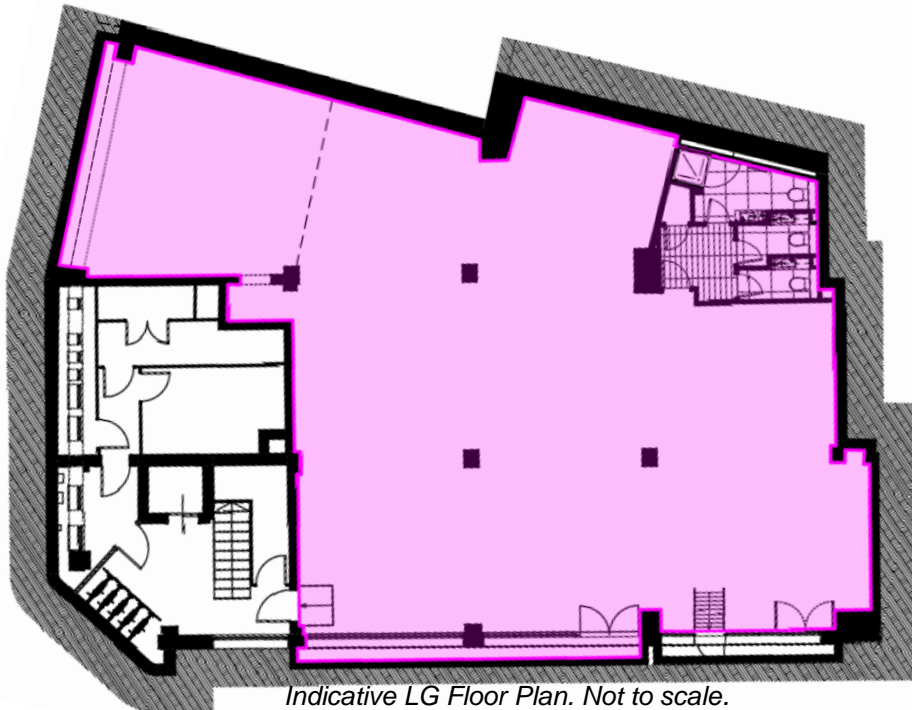
## DESCRIPTION

The property comprises a prominent 1960's office building arranged over 6 floors that retains a number of original features. The entrance hall and common parts have been refurbished.

The available office accommodation comprises the entire Lower Ground and 2<sup>nd</sup> floors which have been refurbished in "media style" to a very high standard. The lower ground floor benefits from natural light and good floor to ceiling height.

## FLOOR AREAS

FLOOR	SQ FT	SQ M	STATUS
2nd	2,212	205.5	LET
LG	2,267	210.7	Available



Indicative LG Floor Plan. Not to scale.

## AMENITIES

- Prime location in the popular Tech/Media district
- Newly refurbished "media style" office floor
- New exposed air conditioning
- New self contained toilets and shower
- Good natural light
- Passenger lift
- New high quality suspended LED lighting
- Fully raised floor
- Colt, BT and Virgin Media fibre within the building
- Bike Racks

## TERMS

A new lease 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:** LG - £42.50 per sq ft
- RATES:** Estimated to be approx. £13.86 per sq ft
- S/CHARGE:** £4.03 per sq ft
- VAT:** The property is elected for VAT purposes.

**EPC:** EPC Rating C-74. Full EPC available on request.

## INTERNAL IMAGES (LG)



+44 (0) 20 3713 1950

**Misrepresentation Act:** These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on [www.commercialleasecodes.co.uk](http://www.commercialleasecodes.co.uk)

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