



## Offices to Let

32-38 Duke's Place, EC3

1,445 - 10,493 Sq ft

“Highly Accessible Offices to Let”



### Description

The property comprises an office building arranged over 9 floors facing south over Dukes Place. The available floors range from fitted to CAT A condition. Parking spaces are available upon application. Provision for bike racks coming soon.

### 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.

### Availability

Floor	Sq Ft	Status
Part 7 <sup>th</sup> (Part fitted)	1,606	Under Offer
Part 6 <sup>th</sup> (Part fitted)	1,445	Available
4 <sup>th</sup> (CAT A)	2,518	Available
3 <sup>rd</sup> (Part fitted)	2,470	Available
1 <sup>st</sup> (Fitted)	2,454	Available
Total	10,493	

### Contact us

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## Amenities

- Fully fitted spaces
- CAT A open plan spaces
- Comfort Cooling
- Perimeter trunking
- Openable windows
- Passenger lift
- Roof terrace accessible to all occupiers
- Parking provision



### TERMS:

The floors are available on new flexible leases from the Landlord. The new leases will be outside the Security of Tenure and Compensation Provisions of the Landlord and Tenant Act 1954 Part II (as amended).

**RENT:** £32.50 - £39.50 per sq ft

**RATES:** £19.41 per sq ft per annum exclusive (21/22)

**S/CHG:** £12.00 per sq ft per annum

**VAT:** The property is not elected for VAT

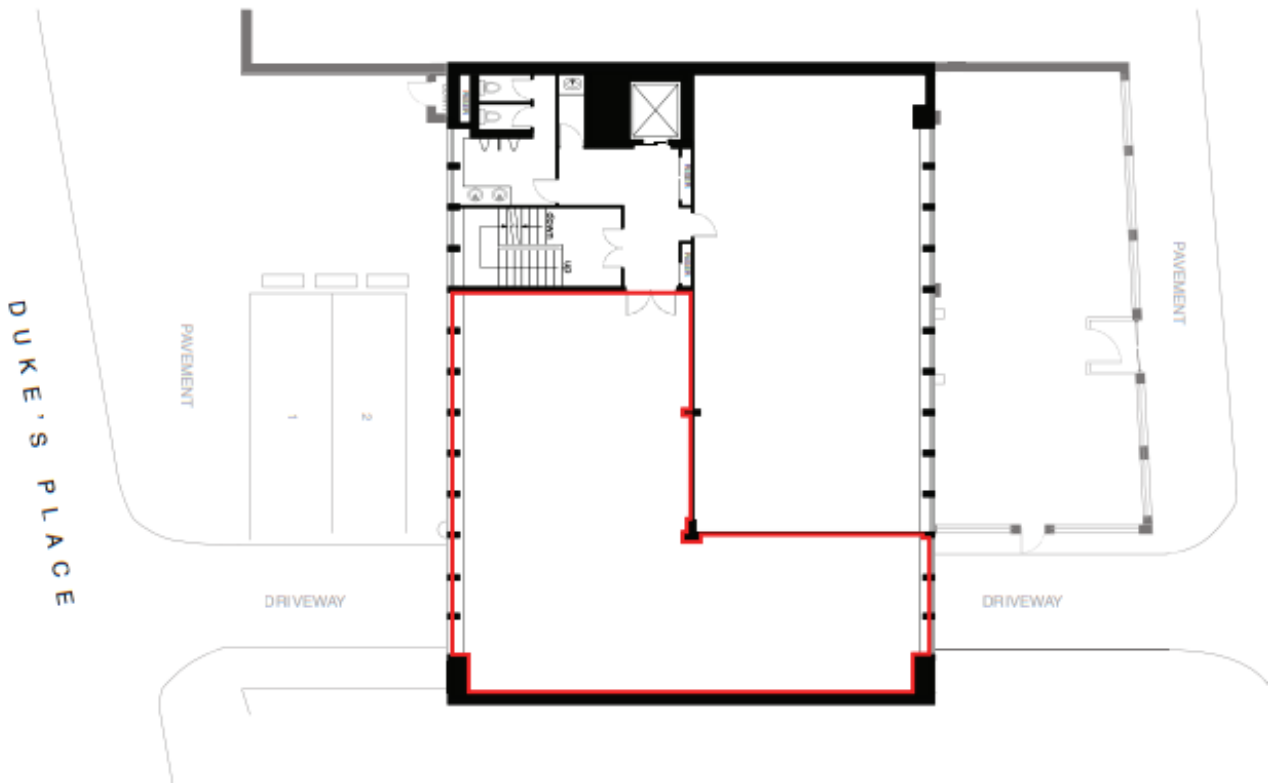
**EPC:** EPC Rating C (68)



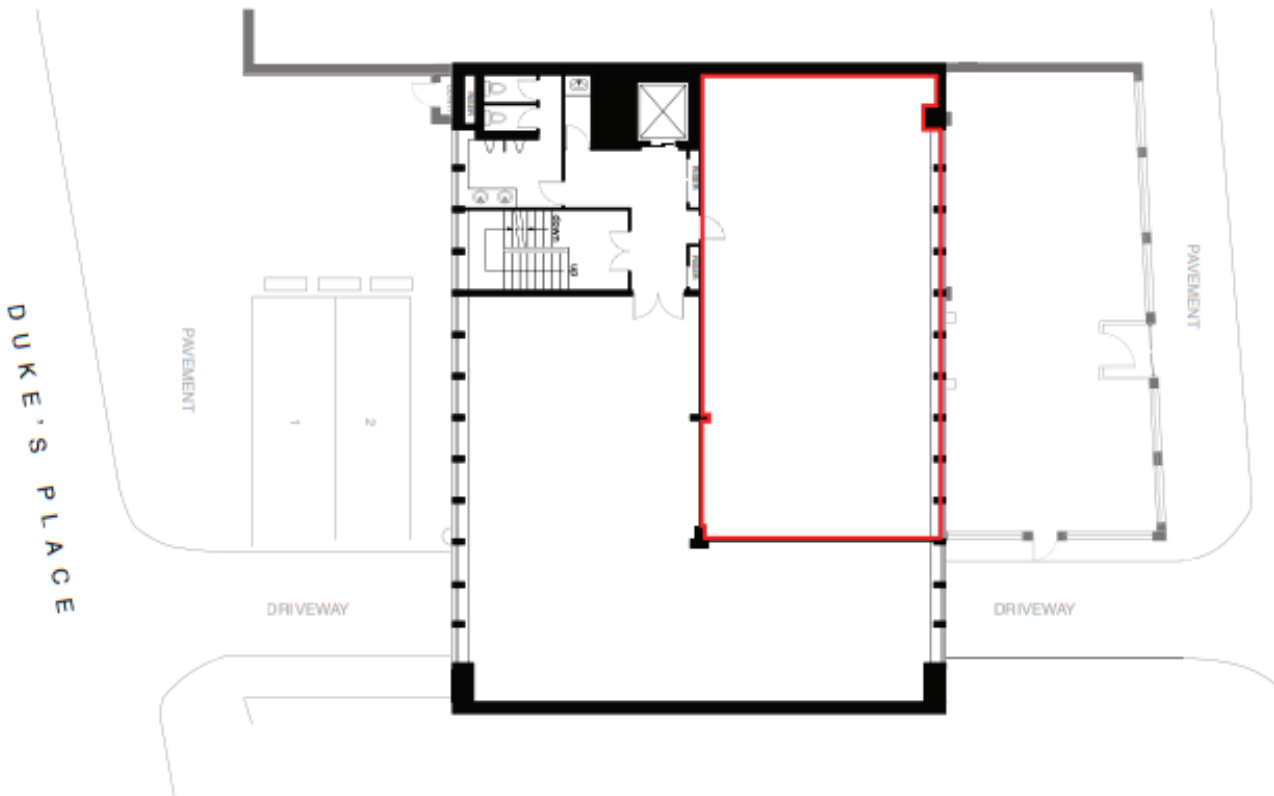
# Indicative Floor Plans



## 1<sup>st</sup> Floor (South)

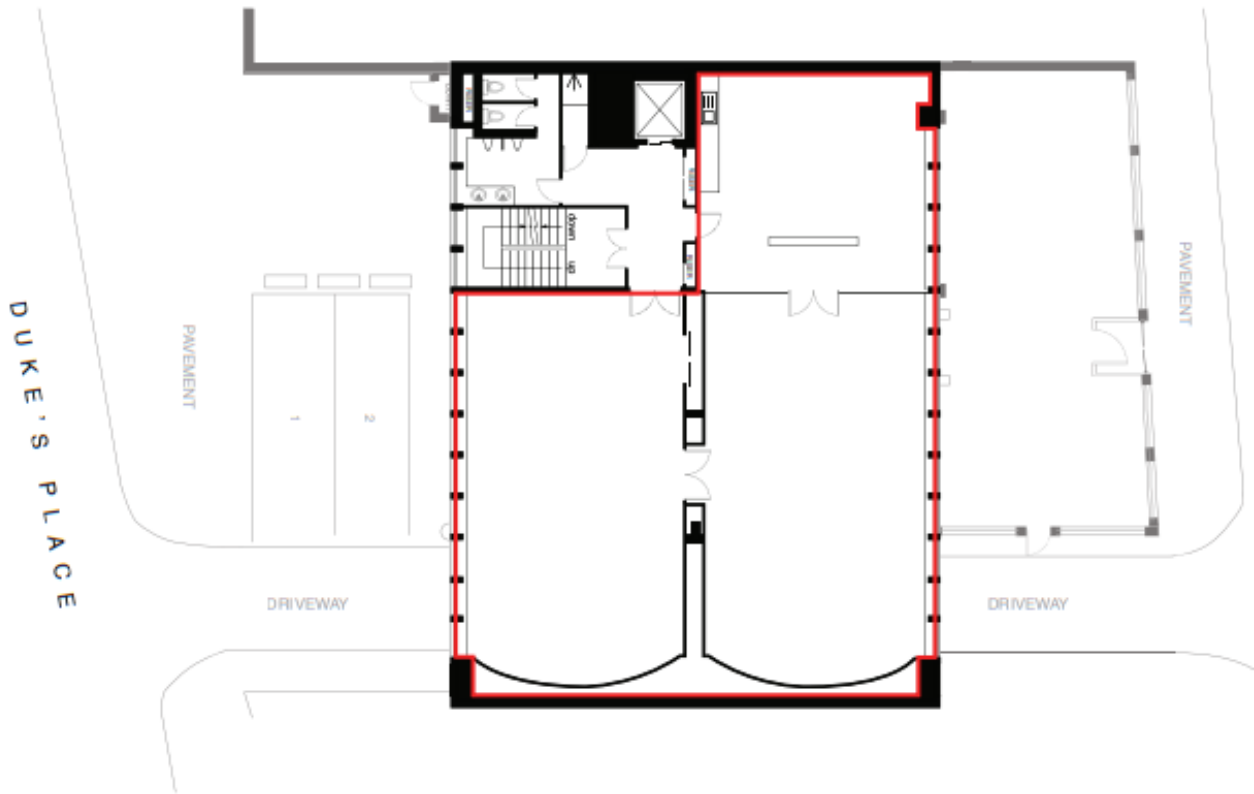


## 1<sup>st</sup> Floor (North)



# Indicative Floor Plans

## 3rd Floor



## 4th Floor



# Indicative Floor Plans

6<sup>th</sup> Floor

