



real estate **london**

Offices to Let

1,445 – 6,417 Sq ft

32-38 Duke's Place, EC3

No VAT On Rent



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 th (CAT A)	1,606	Let
Part 6 th (Part fitted)	1,445	Available
4 th (CAT A)	2,518	Available
3 rd (CAT A)	2,470	Let
1 st (CAT A)	2,454	Available
Total	6,417	

Contact us **BBG Real Estate Advisers**



Tom Boggis
+44 7795 070676
tom.boggis@bbgreal.com



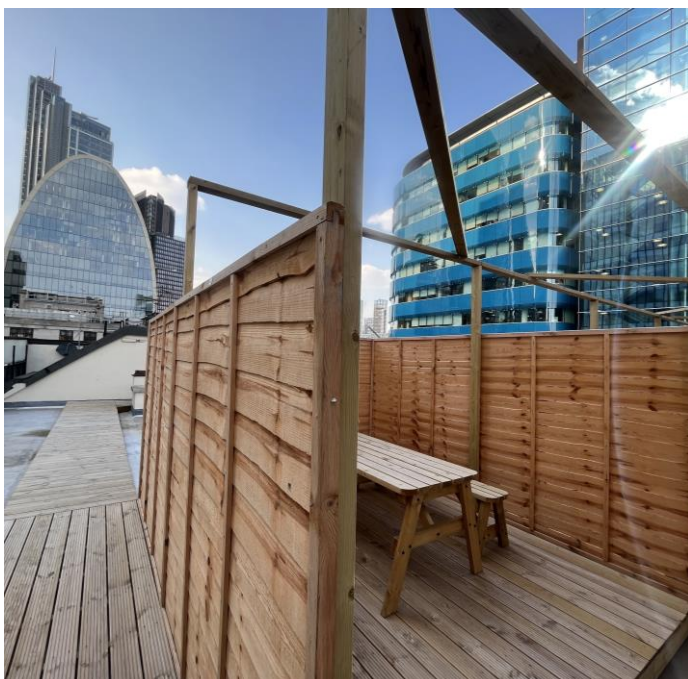
Ben Hodder
+44 7880 242 178
ben.hodder@bbgreal.com

Joint Agent: Matthews & Goodman
Liam Carvalho
+44 7884 414 418
lcarvalho@matthews-goodman.com



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).

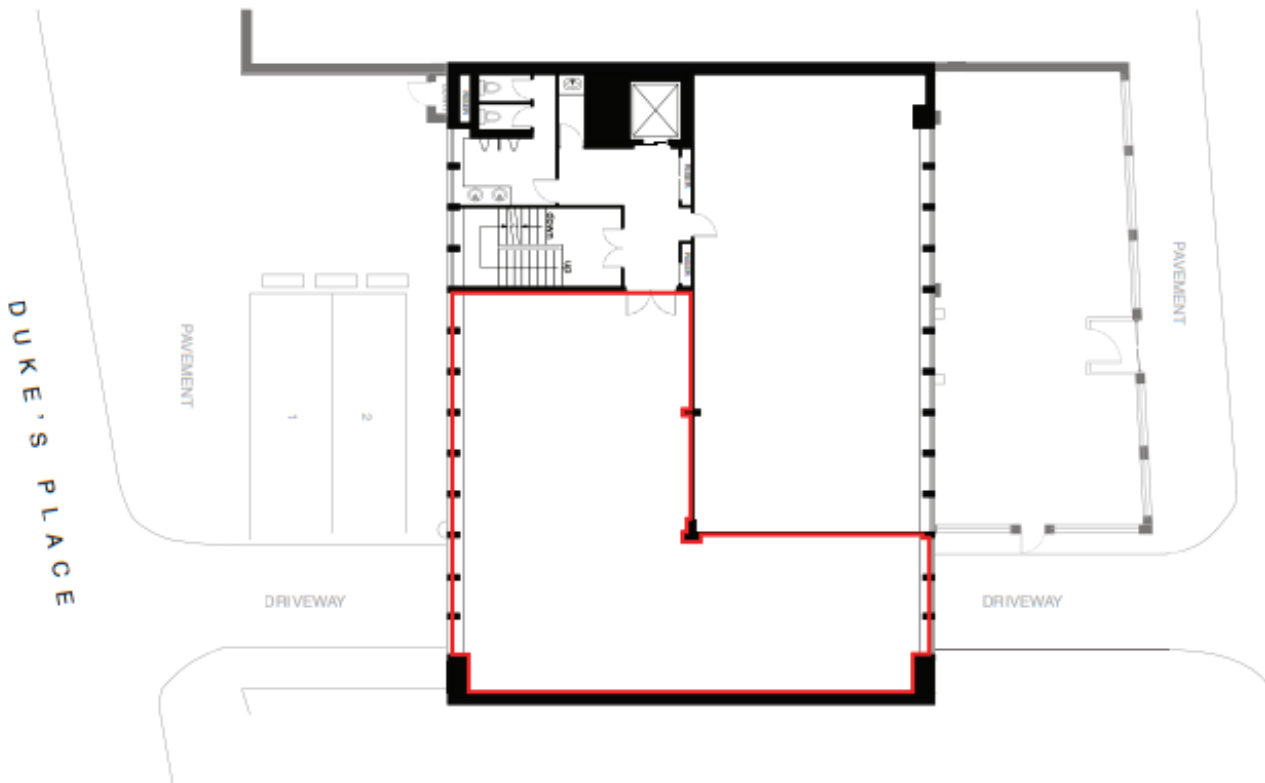
RENT:	£32.50 - £39.50 per sq ft
RATES:	£14.52 - £15.99 per sq ft p.a.
S/CHG:	£12.00 per sq ft per annum
VAT:	The property is not elected for VAT
EPC:	EPC Rating C (68)



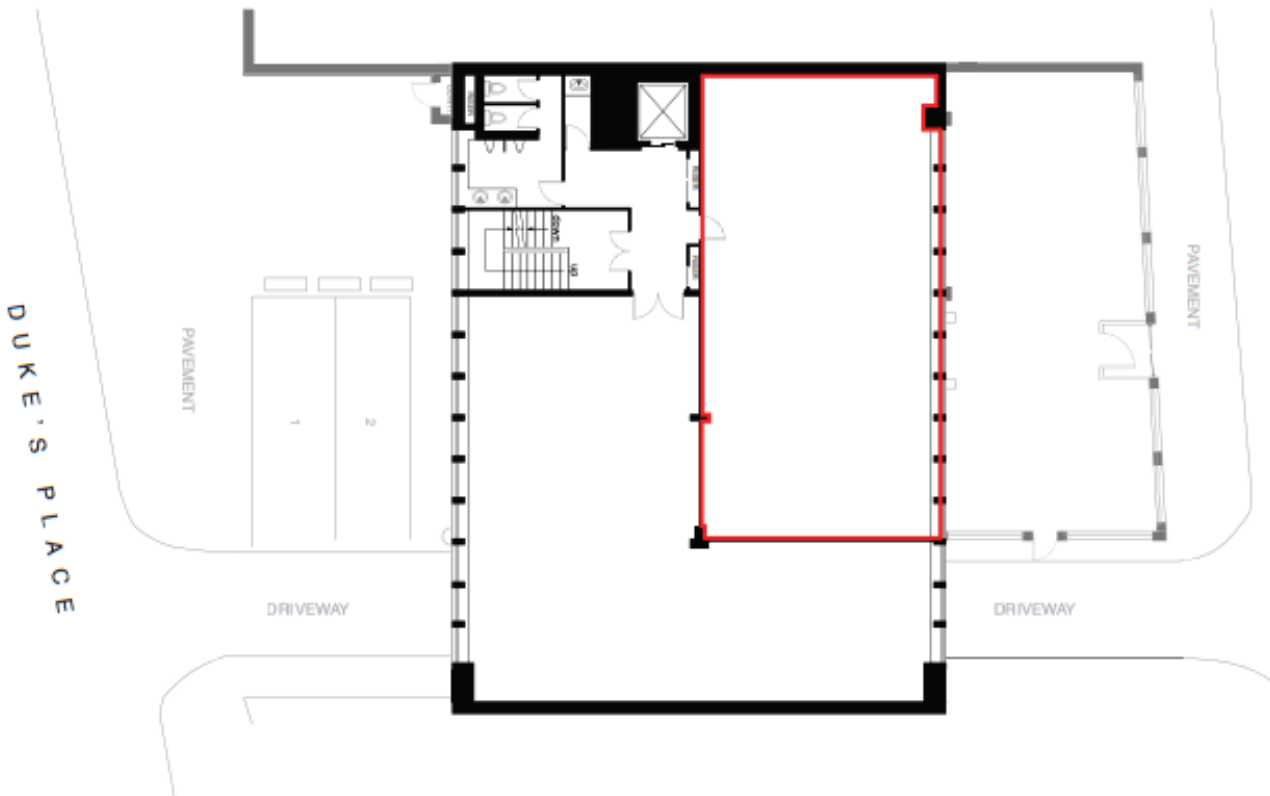
Indicative Floor Plans



1st Floor (South)

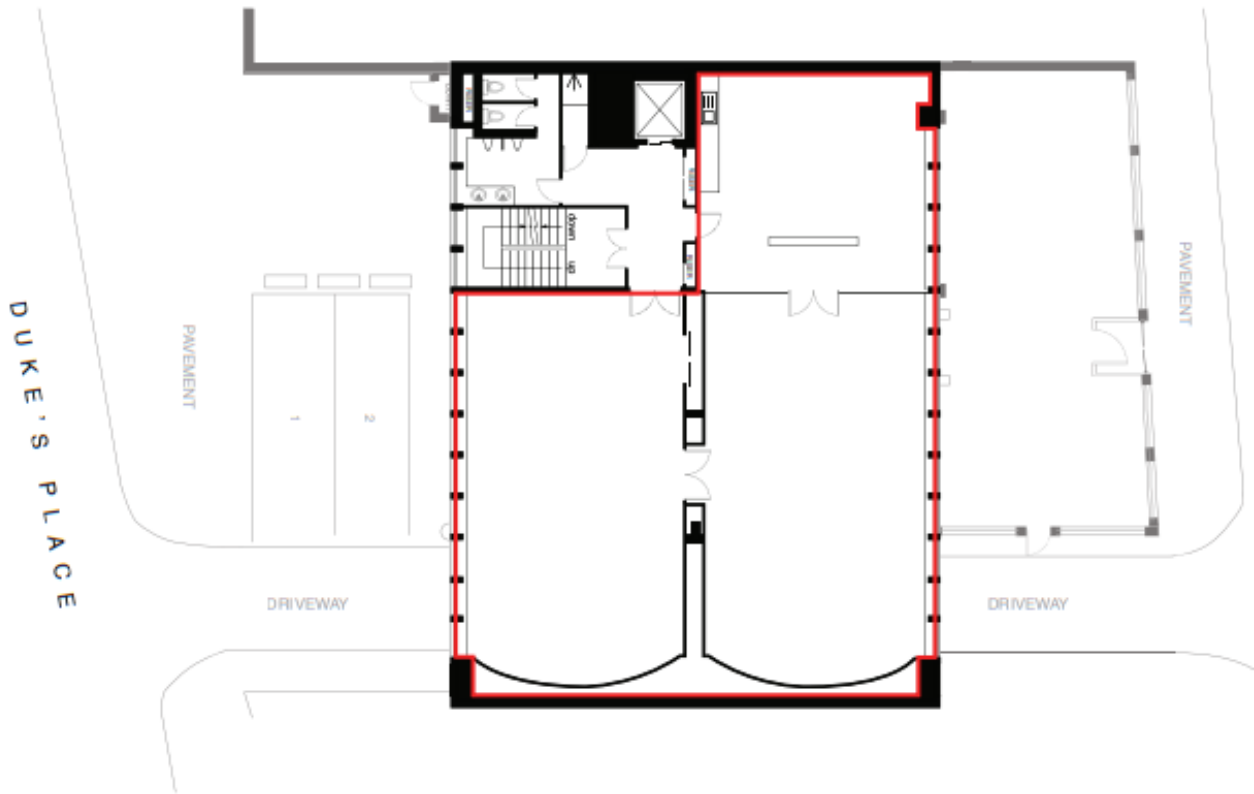


1st Floor (North)



Indicative Floor Plans

3rd Floor



4th Floor



Indicative Floor Plans

6th Floor

