

**15 DUFFERIN ST,  
EC2**

1,172 TO 3,873 SQ FT  
THREE WAREHOUSE STYLE OFFICE FLOORS  
FOR RENT  
OLD STREET, ECI



14

kettal





## DESCRIPTION

Three available floors in an architecturally designed warehouse. Each floor benefits from excellent natural daylight, good floor to ceiling heights, engineered wooden flooring, reclaimed timber feature walls and air-conditioning.

The floors can be fully fitted and furnished with desks, meeting rooms and kitchen / breakout space.

## AMENITIES



LIFT



OPEN PLAN



SHOWERS



MEETING ROOMS



EXPOSED SERVICES



EXCELLENT NATURAL LIGHT



KITCHENETTE



AIR CONDITIONING



DDA COMPLIANT

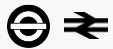
## WAREHOUSE OFFICE FLOORS





## TRANSPORT

Old Street – 7 Mins Walk



Barbican/Farringdon Elizabeth Line – 10 Mins Walk



Liverpool Street – 12 Mins Walk



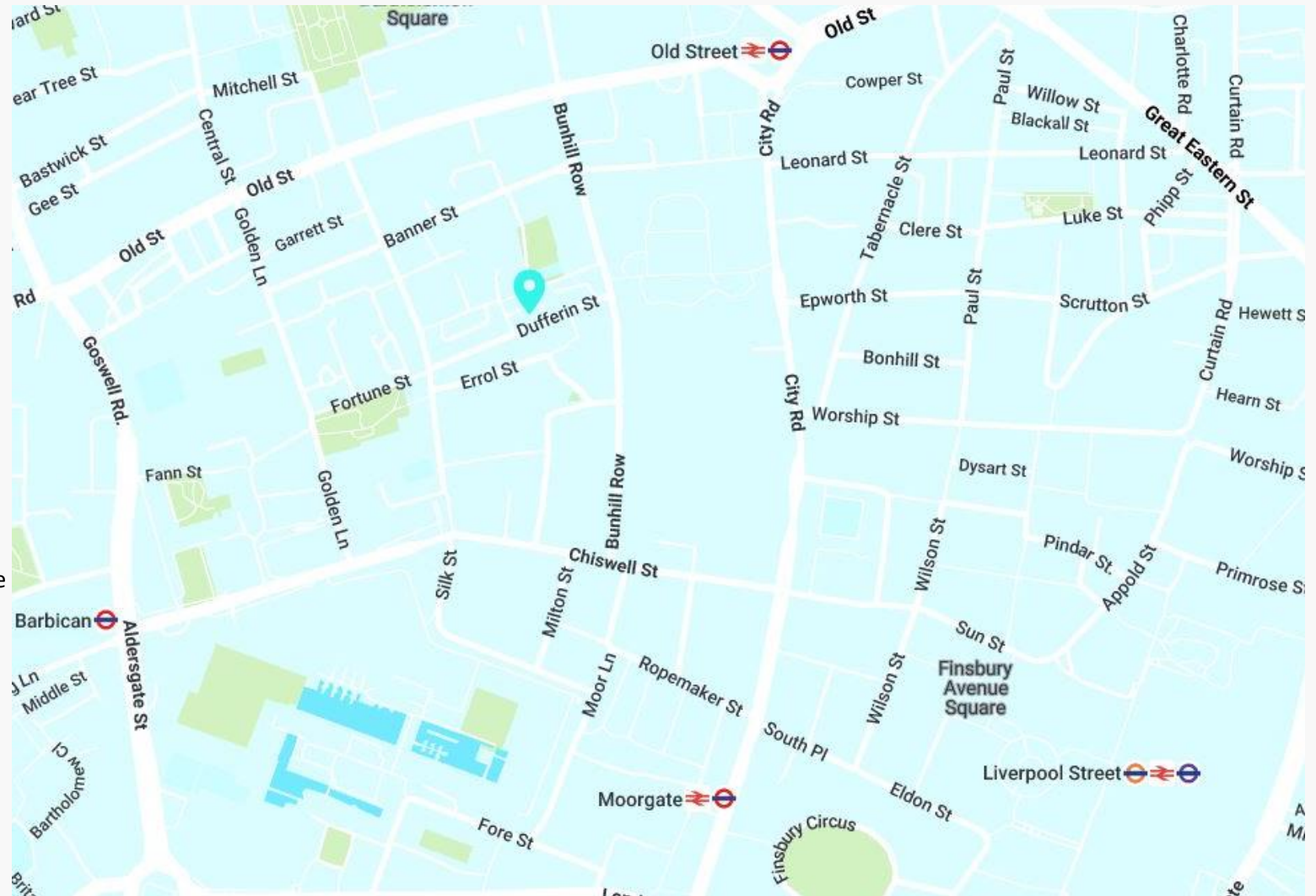
## AREA

A stone's throw from Old Street Station in a charming and peaceful environment amongst the wider hustle and bustle of the Old Street district.

The immediate area is a hub for creative and tech businesses. The hugely popular street food at Whitecross Street is also nearby.

The City is slightly to the south and Clerkenwell slightly to the west.

## LOCATION



## AVAILABILITY

FLOOR	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
4 <sup>th</sup>	1,172	Available	£49.50	£19.69	£11.14	£7,845
3 <sup>rd</sup>	1,387	Available	£49.50	£18.17	£11.14	£9,109
1 <sup>st</sup>	1,314	Available	£49.50	£18.99	£11.14	£8,720

### LEASE

A new lease to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately.

### CONTENT

[View on our website](#)



### RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

### MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

# VIEWINGS VIA JOINT SOLE AGENTS

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