

Dukes House, 32-38 Dukes Place

TO LET



London, EC3A 7LP
NO VAT



RENT
£37.50
(per sq ft pa excl.)



SERVICE CHARGE
£12.00
(per sq ft pa excl.)



RATES PAYABLE
£15.63 - £16.78
(per sq ft pa (ye April 2025.))

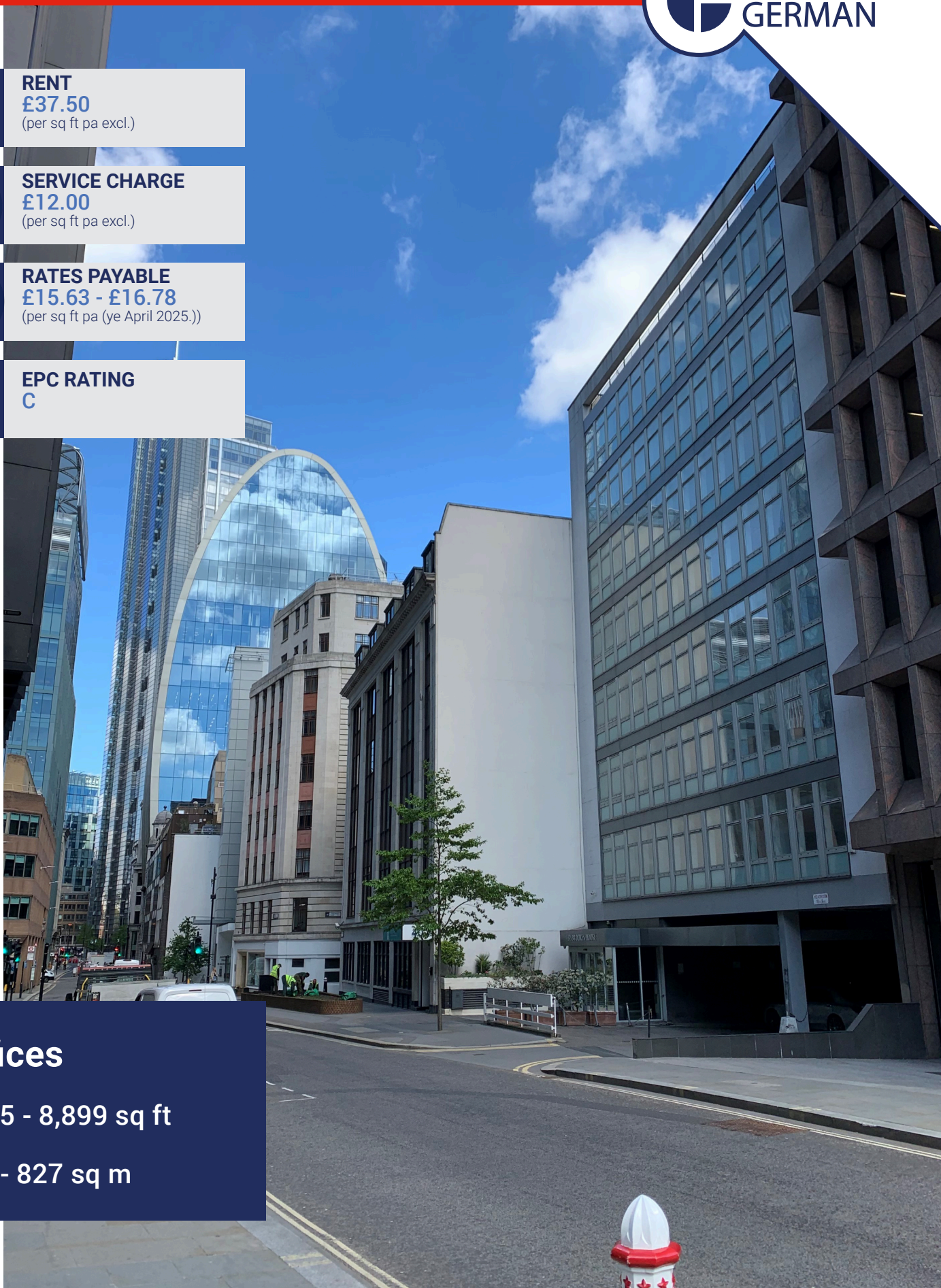


EPC RATING
C

Offices

1,445 - 8,899 sq ft

134 - 827 sq m



Location

Dukes Place links Bevis Marks and Aldgate with Houndsditch to the rear of the building. Communications are excellent with Aldgate Station (Circle, Hammersmith & City, and Metropolitan lines) and Liverpool Street Station (Central, Circle, Hammersmith & City and Metropolitan underground lines and National Rail and Overland services) both within a short walk. Fenchurch Street (National Rail Services), Tower Hill (District, Circle) and Tower Gateway DLR are also a short distance away.

Description

The building benefits from CAT A office with new air conditioning and carpeting installed. The building looks onto Dukes Place with the One Creechurch Place development opposite. The floor benefits from a rectangular configuration, high ceilings and great natural light.

Amenities



Reception



Air Con



Natural Ventilation



Passenger Lift



Parking



Showers



Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Part Sixth Floor (South) - Open Plan	1,445	134.2
Fourth Floor - Previous tenant fit out	2,500	232.2
Second Floor - Previous tenant fit out	2,500	232.2
First Floor - New Landlord fit out @ £45 per sq ft	2,454	228



→ Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

£37.50 - £45.00 per sq ft pa excl.

Business Rates

Estimated £15.63 - £16.78 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the Rating Authority.

Service Charge

£12.00 per sq ft pa excl.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is C

VAT

The building is currently not opted to Tax.

Viewings

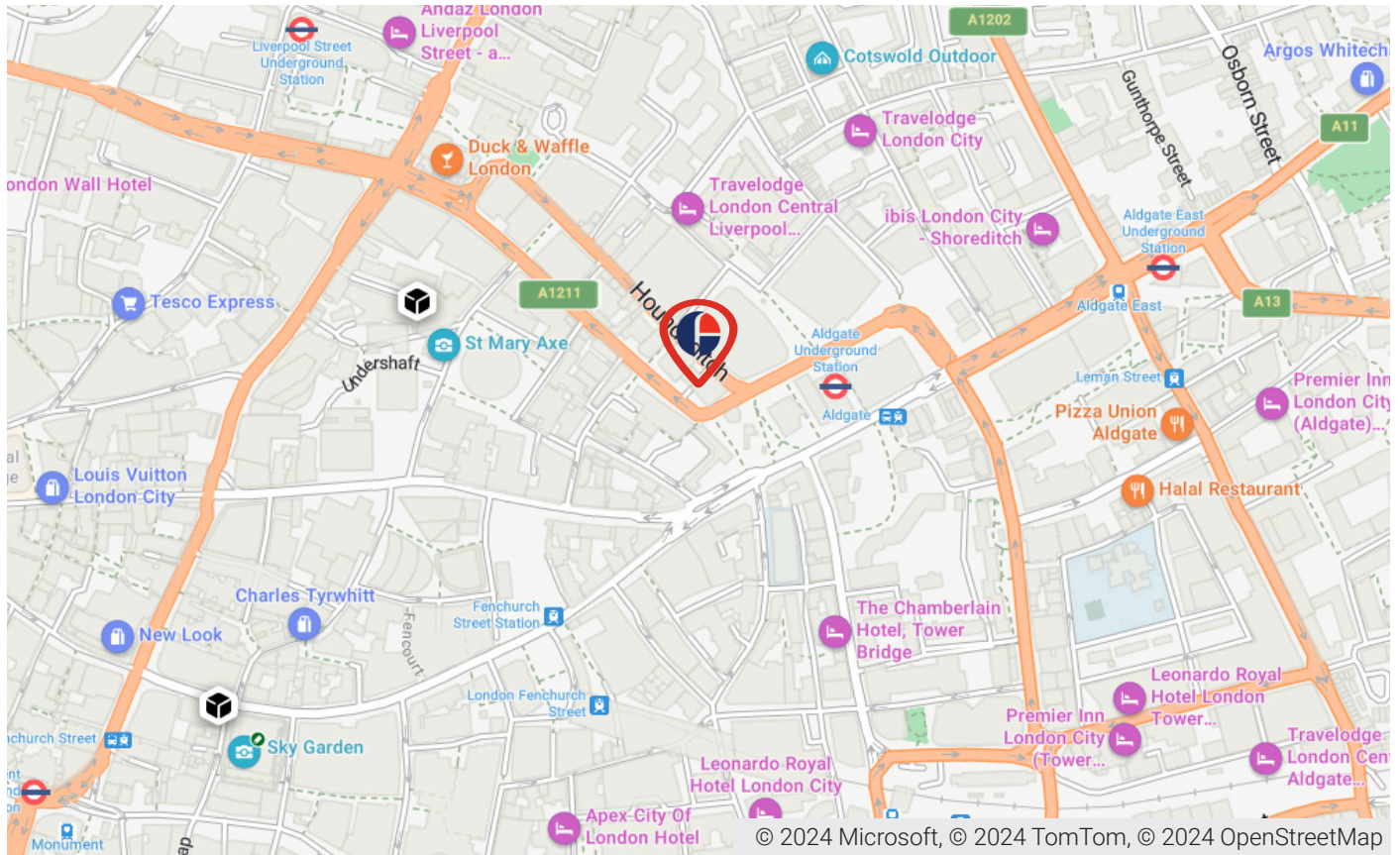
Viewings strictly by arrangement through joint sole agents Fisher German LLP and BBG.



→ 3D Floor Plan



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Approximate Travel Distances



Locations

- Aldgate Underground Station - 0.1 miles (2 min walk)
- Fenchurch Street Station - 0.3 miles (6 min walk)
- Liverpool Street Station - 0.5 miles (8 min walk)



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Particulars dated January 2025. Photographs dated 2022.



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