

FULLY FITTED OFFICE TO LET



5 – 8 Dysart Street
, EC2A 2BX

**Open plan contemporary
office to let**

1,825 sq ft
(169.55 sq m)

- Good natural light
- Air conditioning
- Engineered wooden flooring
- Perimeter trunking
- Gas central heating
- Video entry

5 – 8 Dysart Street, EC2A 2BX

Description

The available space is located on the second floor of this attractive period building. The floor is open plan with good floor-to-ceiling height and a contemporary fit-out providing meeting rooms, seperate kitchenette and W.Cs. Natural light is provided by large windows on two aspects and the unit further benefits from air conditioning, engineered wooden flooring, and perimeter trunking. A flexible lease is on offer making the unit suitable for a variety of occupiers.

Location

The property is well situated for transport links, with several stations within walking distance. Moorgate, Liverpool Street, and Old St stations are all within a 5-minute walk, providing access to the Central, Circle, Hammersmith & City, Metropolitan and Northern lines as well as mainline trains. Spitalfields Market is a 10-minute walk away, offering a range of bars and lunch options.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
2nd	1,825	169.55	Available
Total	1,825	169.55	

Specification

- Air conditioning
- Perimeter trunking
- W.Cs
- Kitchenette
- Multiple meeting rooms

Viewings

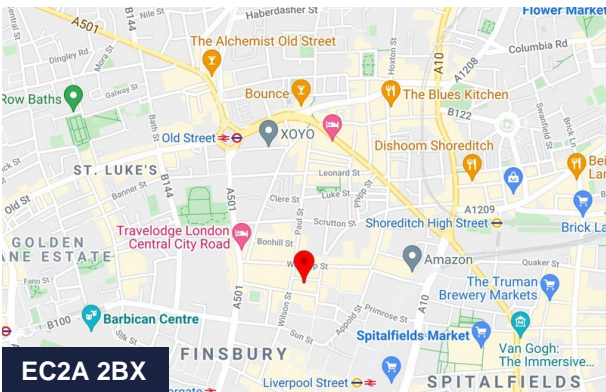
Via sole agents Stirling Ackroyd

Terms

New lease for a term to be agreed

VAT

Vale Added Tax is Payable



Summary

Available Size	1,825 sq ft
Rent	£35 per sq ft
Rates Payable	£8.50 per sq ft
Service Charge	£9 per sq ft
	Service charge is inclusive of electricity, water, gas and building insurance
EPC Rating	Upon Enquiry

Viewing & Further Information



George Brereton
020 3911 3668 | 07766868692
georgeb@stirlingackroyd.com



Lucy Stephens
020 3967 0094
lucys@stirlingackroyd.com



Harry Mann
0203 911 3711 | 07947728313
hmann@stirlingackroyd.com



