

A wide-angle photograph of a modern office space. On the left, there is a light grey sofa with several patterned cushions, a small dark blue coffee table, and two light blue armchairs with wooden legs. The background shows a large open-plan office with long wooden desks, black ergonomic chairs, and large windows. The ceiling has exposed ductwork and modern lighting fixtures. The floor is made of light-colored wood. The overall atmosphere is bright and professional.

Susskind.

Dunstan House, 14A St Cross Street EC1

Newly refurbished office floors with excellent natural light situated on the corner of St Cross Street and Saffron Hill, offering brand-new CAT A+ or CAT A accommodation. Located moments away from Farringdon and Chancery Lane Stations.



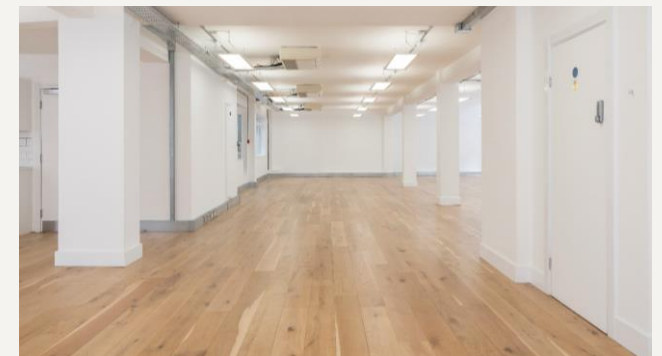
The fitted floor provides a new fit-out comprising 24x desks, 1x meeting room (8pp), 1x phonebooth and a fully fitted kitchen and breakout area.

The floor also provides demised WC and shower facilities.



The first floor provides a bright, open plan CAT A space with a kitchen, WC and shower facilities, and modern LED lighting in situ.

The floor could be fully fitted subject to terms and conditions.



Dunstan House, 14A St Cross Street EC1



Summary

Recently refurbished, fully-fitted open plan office space.

Features

- Modern suspended lighting
- 24 hour access
- Superb natural daylight
- Exposed air conditioning system
- WC's
- Bike racks
- Fully-fitted
- Communal lift

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

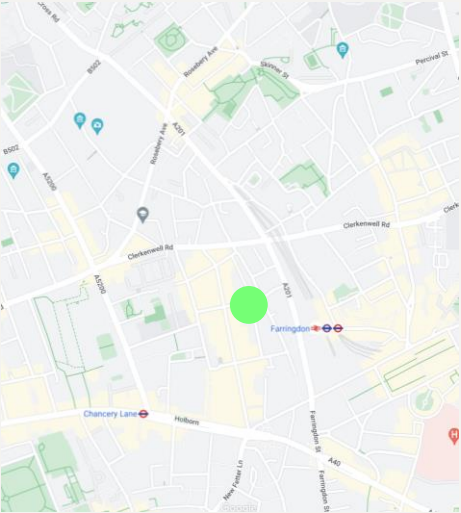
An EPC has been commissioned and will be available on request.

Availability

| Floor | Size Sq Ft | Rent Sq Ft | Service Charge | Business Rates* | £/PCM (Inclusive) | Status |
|-----------------|------------|------------|----------------|-----------------|-------------------|-------------|
| Third (CAT A+) | LET | LET | LET | LET | LET | LET |
| Second (CAT A+) | 2,200 | £47.50 | £9.82 | £20.00 | £14,175.33 | Available |
| First (CAT A) | 2,200 | £39.50 | £9.82 | £20.12 | £12,730.67 | Under offer |
| Total | 4,416 | - | £9.82 | - | £26,906.00 | |

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

Dunstan House, 14A St Cross Street EC1

Viewing via joint agents

For further information and inspections please contact joint agents:

Susskind
Adam Noble
07980 991 217
Adam@susskind.london

Susskind
Elle Whayman
07791 785 253
Elle@susskind.london

Or

Daniel Watney
020 3077 3400

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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