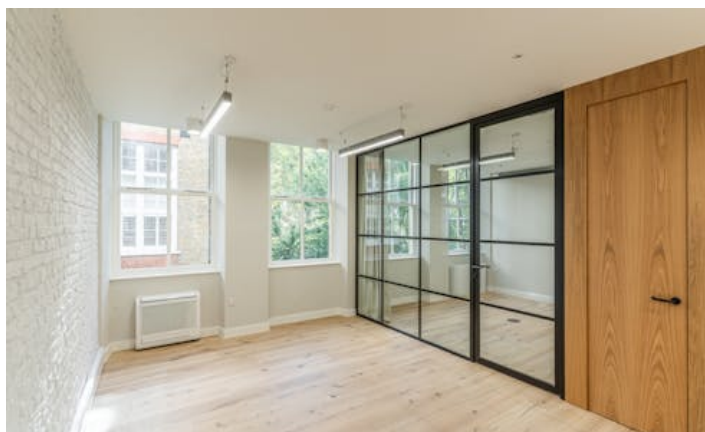


OFFICES TO LET

Newly refurbished, fully fitted office space with excellent natural light and high specification finishes.

3 Dufferin Avenue, EC1Y 8PQ
344 - 2,983 sq ft



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3 Dufferin Avenue, EC1Y 8PQ
344 - 2,983 sq ft

Description

3 Dufferin Avenue offers an excellent opportunity for occupiers seeking functional, bright office space in a vibrant commercial area. Having recently undergone extensive refurbishment, this fully-fitted space is available for immediate occupation.

We have a fully fitted floor available comprising 8–10 desks, a meeting room, tea point, and breakout area. Features include exposed brickwork, wood flooring, excellent natural light, shower facilities, and lift access.

Location

Located just a 5-minute walk from Old Street Station and 10 minutes from Barbican, 3 Dufferin Avenue offers quick links to both the City and West End. Tenants are perfectly placed to enjoy the buzz of Whitecross Street food market, with a wide choice of restaurants, cafés, bars, and pubs all within easy walking distance.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Lower Ground	344	31.96	-	On Application	On Application	-	-	Available
Ground	409	38	£55	On Application	On Application	£1,874.58	£22,495	Available
1st	614	57.04	£55	On Application	On Application	£2,814.17	£33,770	Available
2nd	614	57.04	£55	On Application	On Application	£2,814.17	£33,770	Available
3rd	614	57.04	£55	On Application	On Application	£2,814.17	£33,770	Available
4th	388	36.05	£55	On Application	On Application	£1,778.33	£21,340	Available
Total	2,983	277.13	£55			£12,095.42	£145,145	

Features

- Contemporary design lead fit-out
- Excellent natural light
- Bike storage
- Wood flooring
- Exposed brickwork
- Shower facilities
- Cooling system
- Passenger lift

EPC

On application

Terms

On application

VAT

On application

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