

**fisher  
german**

# Dukes House

32-38 Dukes Place  
London, EC3A 7LP

Leasehold | Office  
Not VAT Elected

2,400 - 4,954 Sq.ft (223 - 460.24 Sq.m)



**To let** | £37.50 - £45.00 psf pa excl.





## Dukes House, 32-38 Dukes Place

2,454 - 4,954 Sq.ft (223 - 460.24 Sq.m)

### Description

Office suites are available from 2,454 sq ft to 2,500 sq ft. The building benefits from a newly refurbished, manned reception and the available floors range from fitted to CAT A condition.

Amenities include a small roof terrace and parking (available upon request). The first floor has been newly refurbished, fitted, and furnished by the landlord. All floors have new air conditioning and carpeting.

### 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.

### Amenities



Managed  
Reception



Air Con



Fitted Out



Passenger  
Lift



Parking



Communal  
Terrace

### Key information



#### Rent

£37.50 - £45.00  
(per sq ft pa excl.)



#### Business Rates

£11.34 - £27.30  
(per sq ft pa  
(ye April 2026))



#### Service charge

£12.00  
(per sq ft pa excl.)



#### EPC rating

C



## 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 £11.34 - £27.30 per sq ft pa for the rating year April 2025 to April 2026. 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

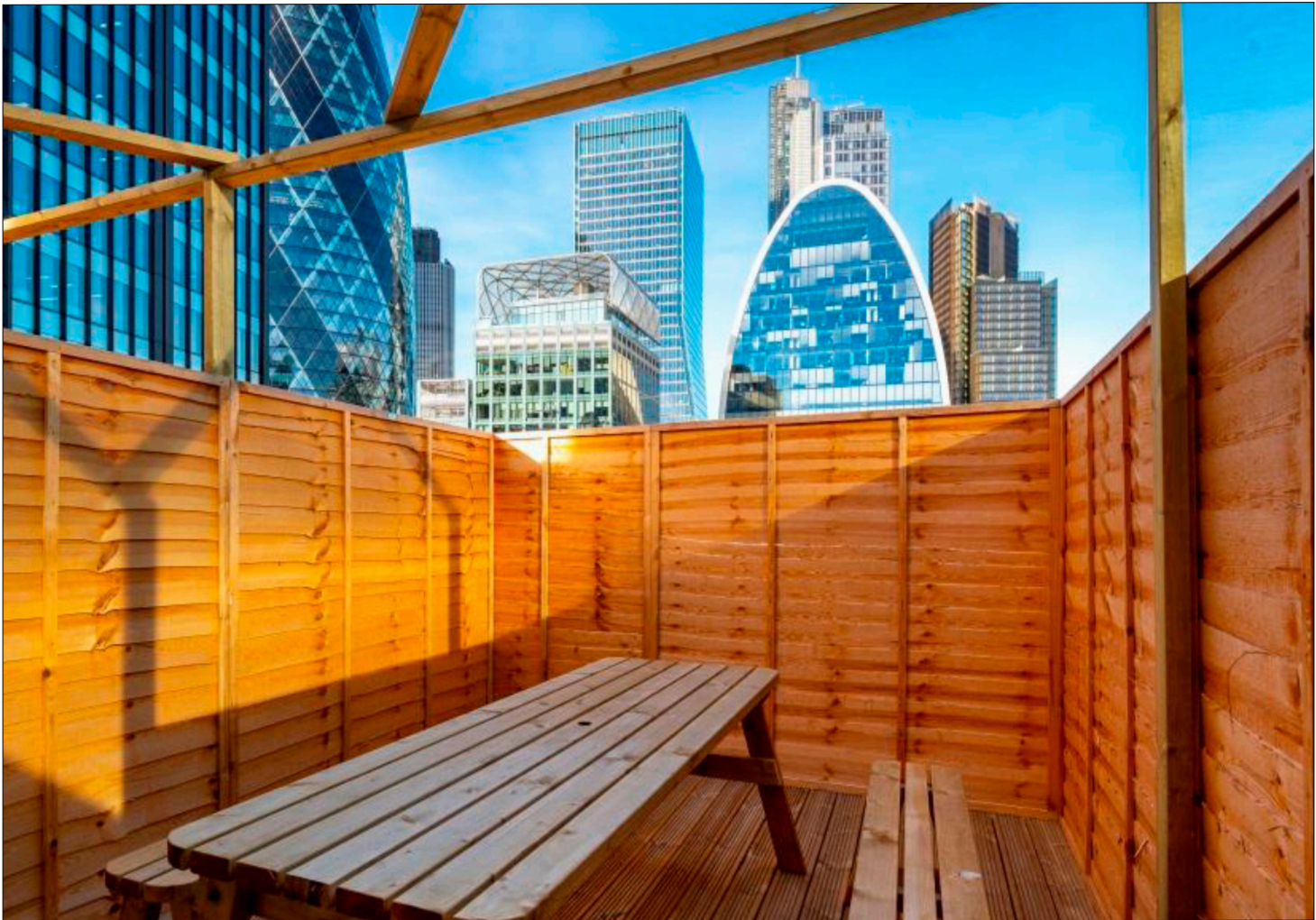
Viewings strictly by arrangement through joint sole agents Fisher German LLP and BBG.









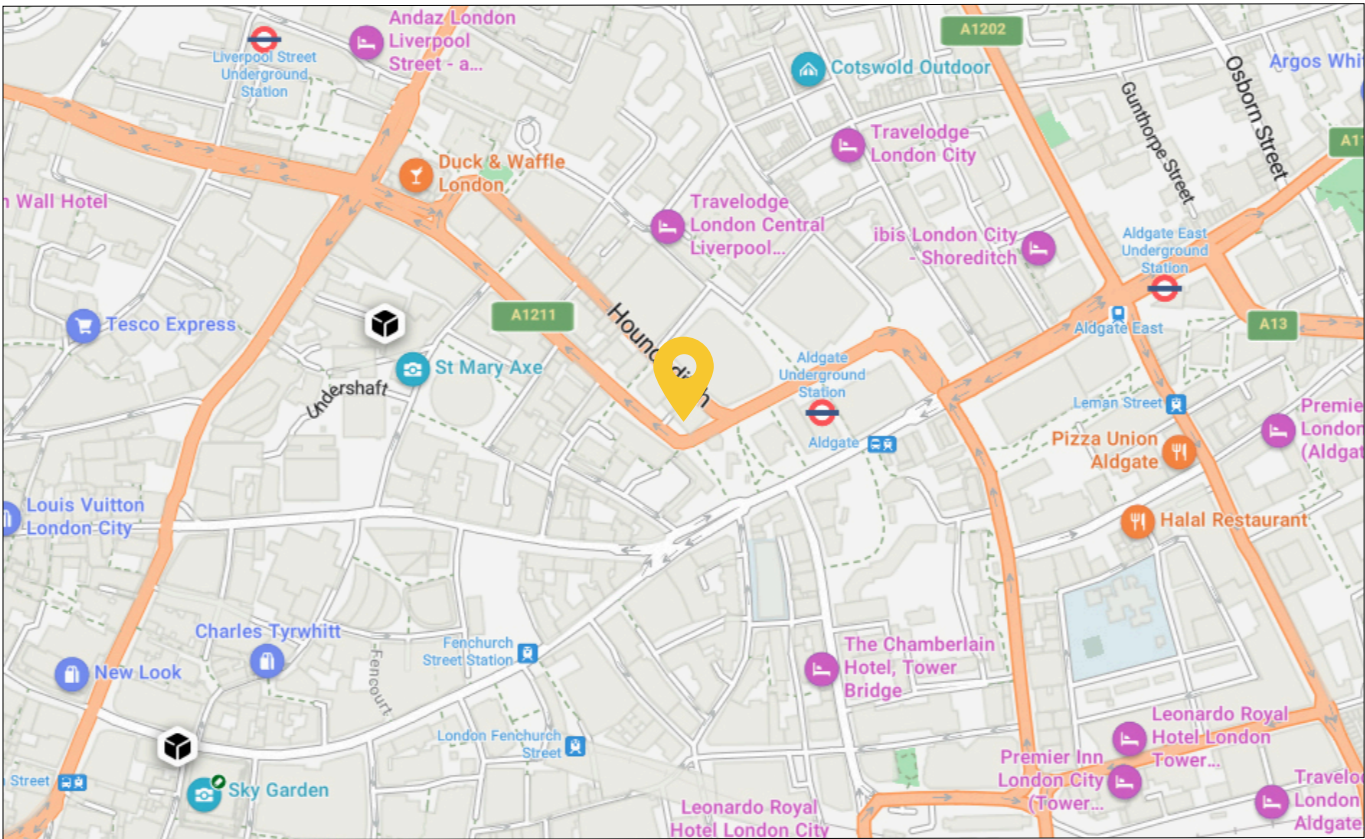




Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Second Floor - Open Plan	2,500	232.26
First Floor - Newly Fitted	2,454	227.98
Total	4,954	460.24



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

Nearest Station

- 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)



## Contact us



**Jessie High**

020 7747 3142

[jessie.high@fishergerman.co.uk](mailto:jessie.high@fishergerman.co.uk)



**Doug Gordon**

020 7747 3117

[doug.gordon@fishergerman.co.uk](mailto:doug.gordon@fishergerman.co.uk)



**Lily Whitehead**

020 7747 3199

[lily.whitehead@fishergerman.co.uk](mailto:lily.whitehead@fishergerman.co.uk)



Or our joint agents: BBG

020 3713 1950

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2025. Photographs dated February 2025.



This brochure is fully recyclable

[fishergerman.co.uk](http://fishergerman.co.uk)