

# To Let

# Excellent connectivity to Crossrail and Broadgate Campus

- Located adjacent to Broadgate London's largest pedestrianised mixed use campus
- CAT A and part fitted units available
- Excellently connected Moorgate Crossrail (100m), Liverpool Street (3 minutes walk), Bank (8 minutes walk)
- · Manned reception

### 17 Dominion Street

London, EC2M 2EF

3,314 to 7,796 sq ft

307.88 to 724.27 sq m

Reference: #2915



### 17 Dominion Street

#### London, EC2M 2EF







#### Summary

Available Size	3,314 to 7,796 sq ft / 307.88 to 724.27 sq m		
Rent	£47.50 - £49.50 per sq ft From		
Rates Payable	£21 per sq ft estimated		
Service Charge	£13 per sq ft estimated		
EPC	D (91)		

#### Location

17 Dominion Street is a modern office building located at the northern end of Moorgate within the traditional London City core.

The building is located moments away from the amenities of the Broadgate Estate and within a 3 minute walk of both Moorgate and Liverpool Street stations (Crossrail, Underground and Overground links).

#### Accommodation

The Ground floor is available part fitted. The 3rd floor is available in CAT A condition.

Floor/Unit	Sq ft	Rent	Availability
3rd	4,482	£49.50 per sq ft	Available
Ground	3,314	£47.50 per sq ft	Available
Total	7,796		

#### **Specification**

- Four pipe fan coil air conditioning
- Raised floor
- Metal tiled suspended ceiling
- Manned reception
- 24 hour access
- Refurbished Male and female WCs
- 2 x passenger lifts
- Refurbished reception
- Bike racks (external)

#### Viewings

Viewings are to be arranged by sole agent JLL

#### Terms

New, flexible leases are available direct from the Landlord.

#### Local Area

17 Dominion Street is located in a vibrant location bound by Eldon Street, Wilson Street and Finsbury Pavement. Broadgate Campus (32 acre mixed-use estate) with over 300,000 sq ft of retail and leisure including Broadgate Circle, Everyman Cinema and 100 Liverpool Street retail mall is located just 100m east of Dominion Street.

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