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Dukes House

32-38 Dukes Place
London, EC3A 7LP

Leasehold | Office
Not VAT Elected

2,454 Sq.ft (227.98 Sq.m)



To let | £45.00 psf pa excl.



Dukes House, 32-38 Dukes Place

2,454 Sq.ft (227.98 Sq.m)

Description

First floor office available comprising 2,454 sqft. The building features a newly refurbished managed reception, new air conditioning, a small roof terrace, and parking available on request.

The first floor is newly fitted and furnished by the landlord, while the second floor is refurbished and open plan

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.

Key information

Rent
£45.00 (per sq ft pa excl.)

Business Rates
£17.37 (per sq ft pa (ye April 2026))

Service charge
£12.00
(per sq ft pa excl.)

EPC rating
C

Amenities

- Managed Reception
- Air Con
- Fitted Out
- Passenger Lift
- Parking
- Communal Terrace

Further information

Lease Terms
A new flexible lease is available from the Landlord for a term by arrangement.

Rent
£45.00 per sq ft pa excl.

Business Rates
Estimated £17.37 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.

Total Estimated Cost PCM (excl VAT)
First Floor - £15,209

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

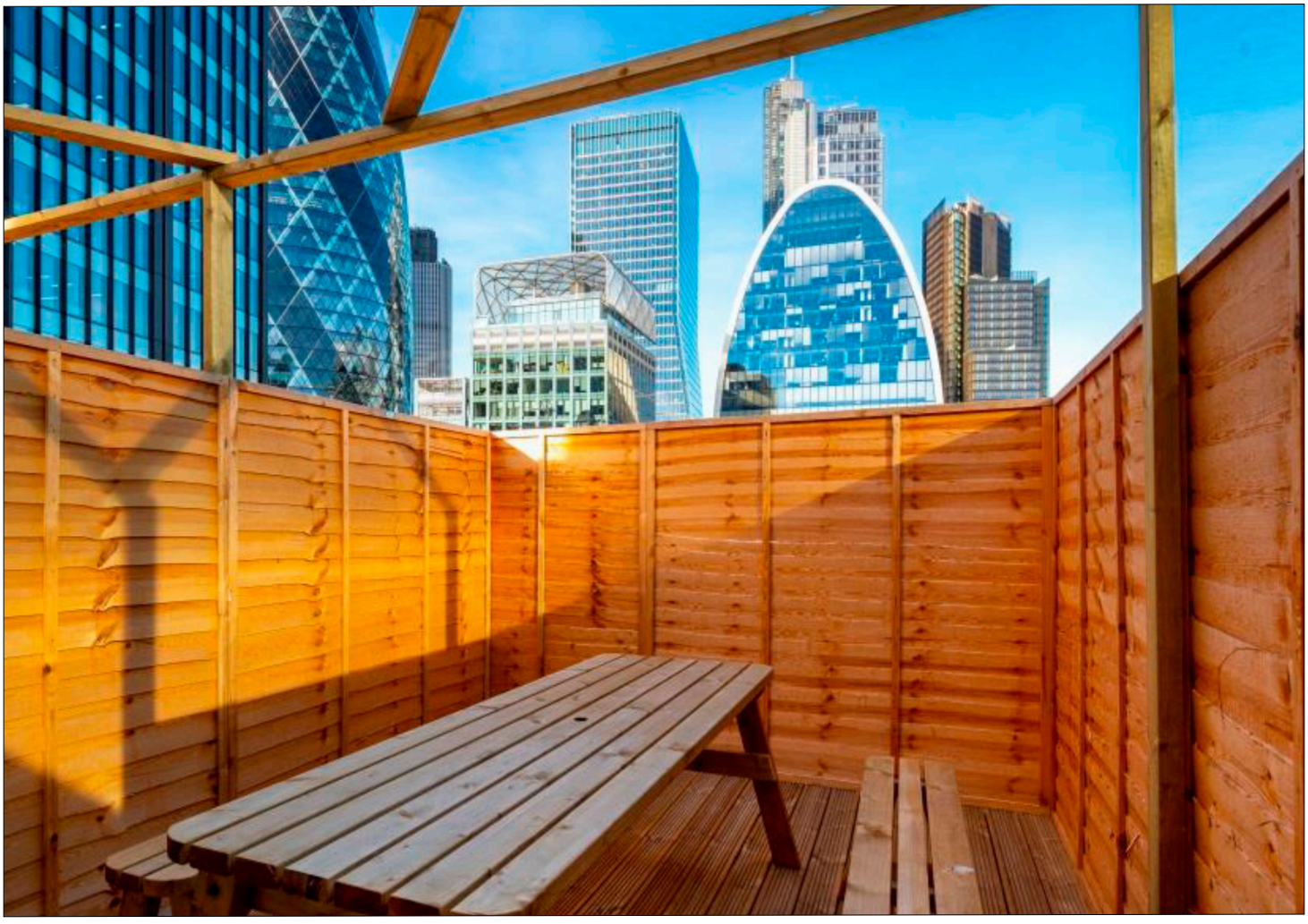
The approximate Net Internal Areas comprise:

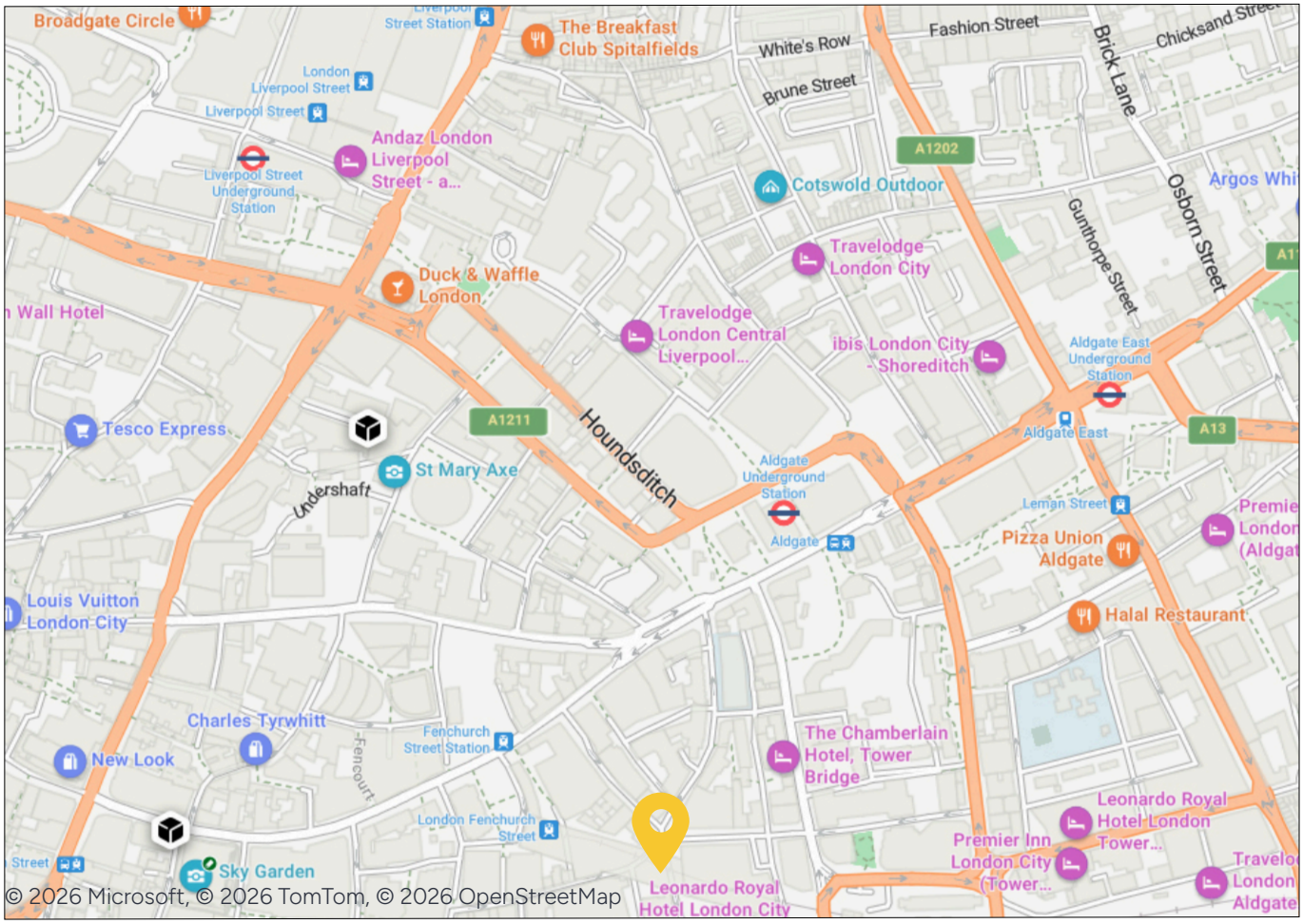
Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT))
First Floor - Newly Fitted	2,454	227.98	£15,209	£182,504
Total	4,954	460.24		











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)

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Contact us



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Particulars dated October 2026. Photographs dated May 2025.