

Office / Showroom Space

2,281 sq. ft. / 211.9 sq. m.

Architecturally designed warehouse conversion moments from Old Street Station

# TO LET

15-16 Dufferin Street, London, EC1Y 8PD



## LOCATION

Dufferin Street provides a charming and peaceful environment amongst the wider hustle and bustle of the Old Street district. A stone's throw from Old Street Station, Whitecross Street food market and Bunhill Fields.

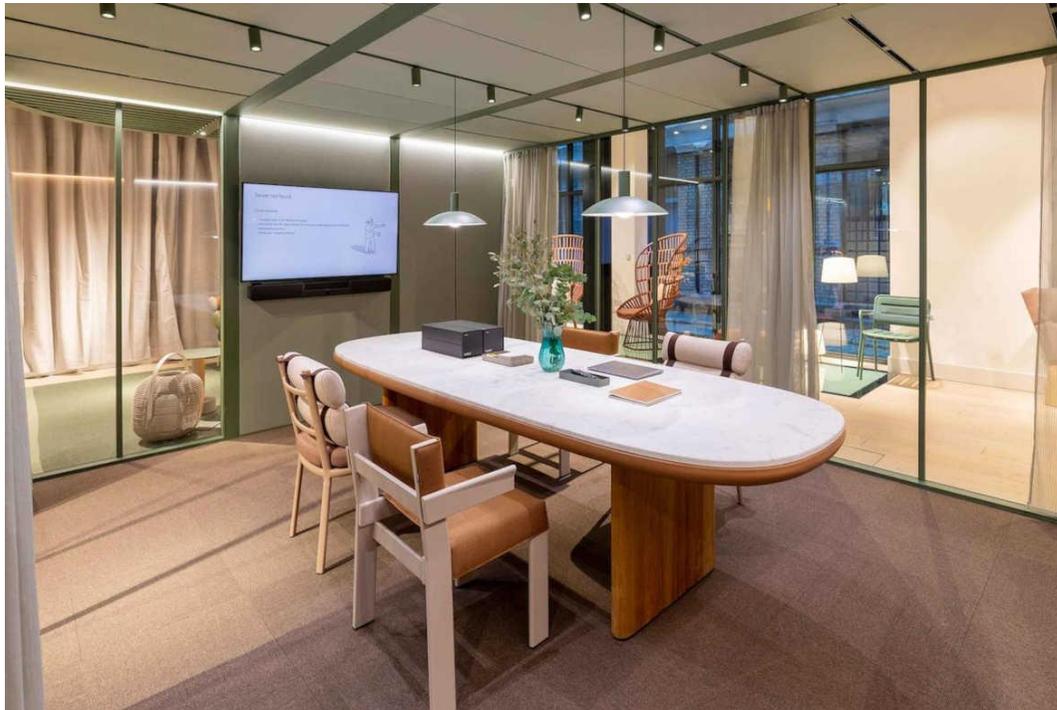
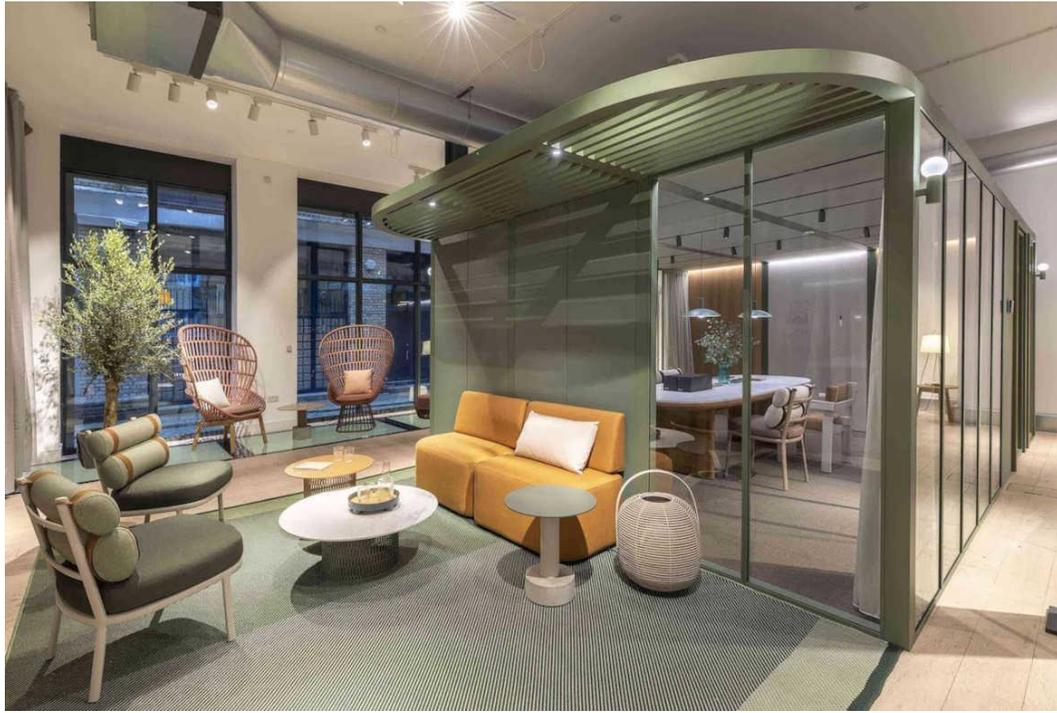
## TRANSPORT

Old Street (Northern Line, Overground and National Rail)

Barbican (Metropolitan, Hammersmith & City and Circle Line)

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City, Metropolitan, Overground & National Rail)

Various bus routes available



## DESCRIPTION

Architecturally designed space providing bright, open plan showroom or office space with excellent floor to ceiling heights, timber floors & air-conditioning.

## HIGHLIGHTS

- Self-contained
- Air-conditioning & Air-handling
- Track LED spot light system
- Engineered wooden flooring
- Reclaimed timber feature walls
- Excellent floor to ceiling heights
- Double glazed windows
- Fibre connectivity
- Electrical floor boxes
- Perimeter trunking
- Fitted Kitchenette
- Hansgrohe W/C's and shower
- Security shutters & alarm system

## APPROXIMATE FLOOR AREAS

| Floor     | Sq. Ft. | Sq. M. |
|-----------|---------|--------|
| Ground    | 1,160   | 107.8  |
| L. Ground | 1,121   | 104.1  |
| Total     | 2,281   | 211.9  |

## LEASE

New lease available for a term by arrangement.

## RENT

| Per annum | Per Sq. Ft. |
|-----------|-------------|
| £100,000  | £43.84      |

## SERVICE CHARGE

| Per annum | Per Sq. Ft. |
|-----------|-------------|
| £4,562    | £2.00       |

## BUSINESS RATES

We understand that business rates payable for 2025/26 are approximately:

| Per annum | Per Sq. Ft. |
|-----------|-------------|
| £39,683   | £17.40      |

Interested parties are expected to satisfy themselves on the accuracy of these figures, either via London Borough of Islington or VOA.

## TOTAL OCCUPATIONAL COSTS

| Per Annum | PCM     |
|-----------|---------|
| £144,245  | £12,020 |

## PLEASE CONTACT

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