

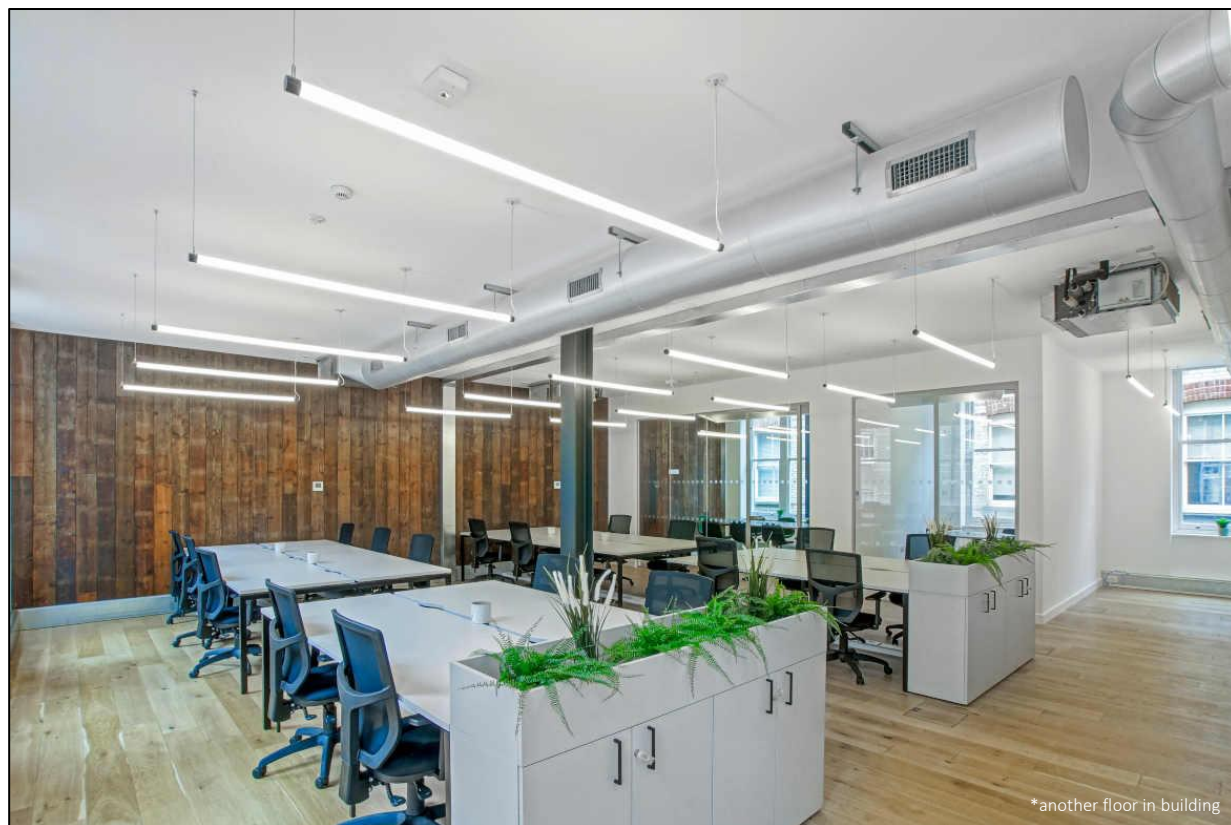
Commercial Office Space

1,172 – 3,873 sq. ft.

Architecturally designed warehouse conversion moments from Old Street Station

TO LET

15-16 Dufferin Street, London EC1Y 8UR



*another floor in building

LOCATION

A stone's throw from Old Street Station in a charming and peaceful environment amongst the wider hustle and bustle of the Old Street district. The immediate area is a hub for creative and tech businesses. The hugely popular street food at Whitecross Street is also nearby. The City is slightly to the south and Clerkenwell slightly to the west.

TRANSPORT

Old Street (Northern line and National Rail)
Barbican (Circle, Hammersmith & City and Metropolitan lines)
Moorgate (Northern line and National Rail)
Various bus routes available

21 Pear Tree Street. London EC1V 3AP Tel: 020 7336 1313

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*another floor in building



DESCRIPTION

This architecturally designed converted warehouse provides creative workspace in the heart of the Old Street district.

The four available upper floors benefit from excellent natural daylight, good floor to ceiling heights, engineered wooden flooring, reclaimed timber feature walls and air-conditioning.

The floors can be fully fitted and furnished with desks, meeting rooms and kitchen / breakout space.

The floors are also available on a fully managed basis for £115 per sq. ft.

LEASE

New flexible leases available directly from the freeholder.

AVAILABILITY

Floor	Size Sq. Ft.	Rent	Service Charge	Rates	Total Occupational Costs	
		Per Sq. Ft.	Per Sq. Ft.	Per Sq. Ft.	Per annum	PCM
Fourth	1,172	£49.50	£11.14	£19.69	£94,147	£7,845
Third	1,387	£49.50	£11.14	£18.17	£109,309	£9,109
First	1,314	£49.50	£11.14	£18.99	£104,634	£8,720

PLEASE CONTACT

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BELCOR

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HIGHLIGHTS

- Bright open plan floors
- Good floor to ceiling heights
- Engineered wooden flooring
- Reclaimed timber feature wall
- Air conditioning and heating
- LED lighting
- Floor boxes & galvanised trunking
- Kitchenette with fridge & dishwasher
- 8 person lift
- Hansgrohe W/C fittings
- Fibre connected
- Bike storage & shower facilities
- Fob access & video entry phone system
- Fitted and furnished option
- Desks and meeting rooms
- Breakout seating and reception area
- Also available on a fully managed basis