



Office To Let

10 Dominion Street

London, EC2M 2EF

Brand new, high quality fully fitted, Plug & Play floor available now. CAT A and turnkey opportunities also available.

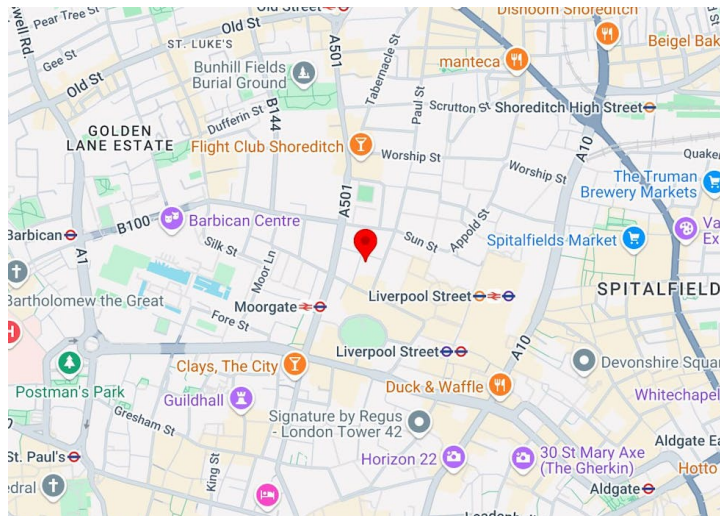
4,309 to 12,948 sq ft (400.32 to 1,202.91 sq m)

**AVISON
YOUNG**

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Summary

Available Size	4,309 to 12,948 sq ft / 400.32 to 1,202.91 sq m
Rent	£69.50 - £79.50 per sq ft
Rates Payable	£23.36 per sq ft
Service Charge	£14.97 per sq ft
EPC	B

Description

The 4,308 sq ft 4th floor has undergone a complete back-to-frame refurbishment and is now being offered to the market as a brand new, fully-fitted plug and play workspace. The floor is fully glazed, providing an abundance of natural light with good floor-to-ceiling heights and exposed services.

The professionally designed and well considered open-plan layout provides 2 meeting rooms, 1 boardroom and a variety of collaborative work zones, including a large kitchenette and social hub.

Location

10 Dominion Street occupies a prime position in the northern core of the City of London between two of London's best connected stations. Liverpool Street & Moorgate are within a 2 minute walk and provide links to 8 different transport lines including London Underground, Elizabeth Line, London Overground and National Rail services.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Turnkey	4,328	402.08	Available
2nd - Cat A	4,309	400.32	Available
3rd - Turnkey	4,311	400.51	Available
4th - Cat B	4,308	400.23	Under Offer
Total	17,256	1,603.14	

Specification

- Refurbished ground floor manned reception
- Bike storage and showers
- Fully electric VRF heating and cooling
- Fully installed fibre connectivity
- LED lighting

Viewings

Strictly by appointment by the joint sole agents.



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