



Dunstan House, 14A St. Cross Street

London, EC1N 8XA

Newly refurbished office space ideally located a short walking distance to Farringdon Station.

Size:

2,200 to 6,616 sq ft

Rent:

£39.50 - £47.50 per sq ft

Service Charge:

£9.82 per sq ft (Estimated 2024/2025)

Business Rates:

£19.54 per sq ft to £20.20 per sq ft

Terms:

New effective FR & I lease

Possession:

Available Immediately

- Comprehensively refurbished;
- Colt, BT and Virgin Media fibre;
- Media style fit out;
- 2 minutes to Farringdon station
- Fitted

Interested?

Request more information.

020 3077 3456

comagency@danielwatney.co.uk

Description

Dunstan House offers efficient floor plates a short walk from Farringdon Station. The offices and communal area have undergone a comprehensive refurbishment offering LED lighting, wooden flooring, kitchenettes, demised showers and toilets and bike storage in the basement. The offices can be taken fully fitted if required.

Location

Dunstan House occupies a prominent position on the corner of St Cross Street and Saffron Hill, on top of Hatton Garden. The building is well located, Farringdon station is a stone's throw away, which is serviced by the brand new Elizabeth Line, National Rail and the Circle, Hammersmith & City and Metropolitan lines. Chancery Lane is also a 5 minute walk away which is serviced by the Central underground line. The area also benefits from a wealth of local amenities including Leather Lane food market, restaurants, bars and gyms.

Accommodation

The accommodation comprises of the following;

	sq ft	sq m	Rent	Rates Payable	Service charge	Availability
3rd	2,216	205.87	£47.50 /sq ft	£19.54 /sq ft	£6.06 /sq ft	Under Offer
2nd	2,200	204.39	£39.50 /sq ft	On Application	On Application	Available
1st	2,200	204.39	£39.50 /sq ft	£20.20 /sq ft	£6.06 /sq ft	Under Offer
Total	6,616	614.65				

Specification

- Refurbished;
- Raised floors / perimeter trunking;
- Colt, BT and Virgin Media fibre within the building;
- Comfort cooling;
- Suspended LED lighting;
- Kitchenette; and
- Demised WCs and shower.

Viewings

Strictly via joint agents.

Business Rates



Ross Crummey

07714956016
rcrummey@danielwatney.co.uk

Frank Hawkins

07394 802 129
FHawkins@danielwatney.co.uk

Charlie Browne

07787 123448
cbrowne@danielwatney.co.uk

MBC Elsie

07923 16802
weasterfield@