



## 32-38 Duke's Place

32-38 Dukes Place, London, EC3A 7LP

**LOW HEADLINE RENT :  
£37.50 : Refurbished WITH  
PARKING**

**Situated next to Aldgate  
Station, short walk to  
Liverpool Street.**

**1,445 to 6,417 sq ft**  
(134.24 to 596.16 sq m)

- CAT A open plan spaces
- Comfort Cooling
- Perimeter trunking
- Openable windows
- Passenger lift
- Roof terrace
- Parking provision
- Secure bike storage

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## Summary

Available Size	1,445 to 6,417 sq ft
Rent	£37.50 per sq ft
Business Rates	£17.57 - £19.55
Service Charge	£12 per sq ft
Car Parking	Parking Option
VAT	Not applicable
EPC Rating	C

## Description

The property comprises an office building arranged over 9 floors facing south over Dukes Place. The building benefits from a newly refurbished, manned reception and available floors range from fitted to CAT A condition. There is also a small roof terrace and Parking spaces available upon application.

## Location

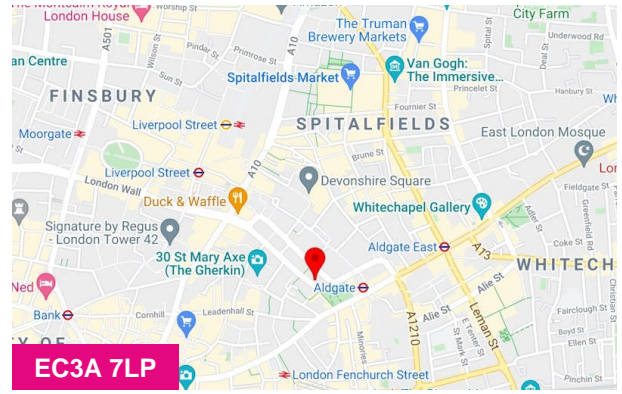
The property occupies a prominent position between Liverpool Street and Aldgate. It is conveniently located between the 'Tech Centre' of Spitalfields and the Insurance and Financial district of the City.

Transport links include Liverpool Street, Aldgate and Fenchurch Street Stations within close proximity.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th	1,606	149.20	Let
6th	1,445	134.24	Available
4th	2,518	233.93	Coming Soon
3rd	2,470	229.47	Let
2nd	2,400	222.97	Available
1st	2,454	227.98	Available
<b>Total</b>	<b>12,893</b>	<b>1,197.79</b>	

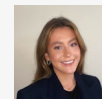


## Viewing & Further Information



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