

TO LET

SELF - CONTAINED BUILDING 4,622 - 39,679 SQ FT

FULL B1 / D1 USE

EASTGATE HOUSE, 40 DUKES PLACE, LONDON, EC3A 7LP



Location:

The building is located on Dukes Place and occupies a site with Houndsditch to the North.

Communications are excellent, with Aldgate Station, Aldgate East and Liverpool Street Stations in easy walking distance (Circle, Metropolitan, Hammersmith and City, District, and Central Underground lines, Overground and National Rail).

Accommodation:

The building is available on a floor by floor basis or as a whole, the accommodation is located over Basement, Ground and 5 upper floors.

5 th Floor	5,866 sq. ft. (545 sq. m.)
4 th Floor	6,005 sq. ft. (558 sq. m.)
3 rd Floor	5,959 sq. ft. (554 sq. m.)
2 nd Floor	5,938 sq. ft. (552 sq. m.)
1 st Floor	5,891 sq. ft. (547 sq. m.)
Ground	4,622 sq. ft. (429 sq. m.)
Reception	592 sq. ft. (55 sq. m.)
Basement	4,806 sq. ft. (447 sq. m.)

TOTAL **39,679 sq. ft. (3,687 sq. m.)**

Amenities:

- Fully refurbished
- Air conditioning
- 2x 10 passenger lifts
- Suspended ceilings
- Perimeter trunking
- Self-contained entrance
- Excellent natural light

Lease:

The building is available on an assignment or sub-lease basis, full details upon request.

Rent:

Passing Rent £1,525,000 per annum exclusive. (£38.43 per sq ft)

Rates Payable:

£17.00 per sq ft.

Service Charge:

Estimated at £10.00 per sq ft.

Legal Costs:

Each party to bear their own legal costs incurred in this transaction.

Viewing:

Strictly by appointment with sole agents James Andrew International.



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