

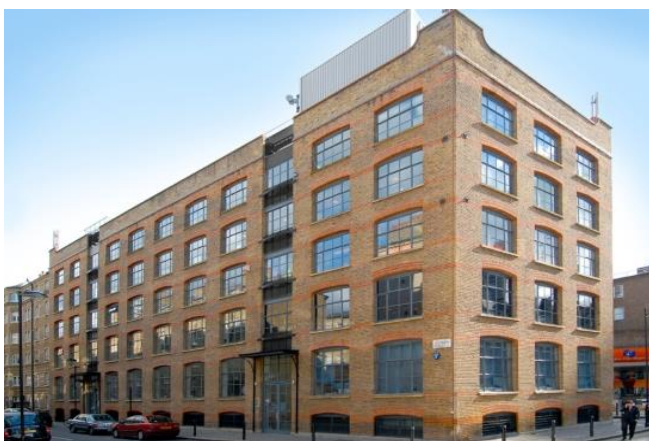
OLD STREET

CRAFTWORK STUDIOS

1-3 DUFFERIN STREET

LONDON EC1

Currently Under Refurbishment – Two superb office floors in this former Victorian warehouse conversion on the doorstep of Whitecross Street Market



Summary

3rd & 4th Floors

4,421 – 10,180 Ft² (410.7 – 945.7 M²) Approx.

Rent | Price On Application

Contact us

Viewing is strictly by prior appointment with Colliers International through:

020 7101 2020



AMENITIES

- Two office floors currently under refurbishment available for rent
- Redesigned reception and common parts
- Original exposed beams and columns throughout
- Exposed brickwork
- Brand new exposed comfort cooling system
- Superb ceiling height
- Excellent natural daylight with windows on 3 elevations
- High quality timber flooring
- Black perimeter trunking
- Modern suspended light fittings
- 3 x passenger lifts
- Secure cycle storage
- On-site commissionaire
- Nearest Stations: Old Street, Moorgate, Barbican & Farringdon Stations



FLOOR AREAS & OUTGOINGS

Floor / Unit	Ft ² Approx.	Rent /Ft ²	Service Charge /Ft ²	Rates /Ft ²	Availability / Status
4 th	4,421	POA	£8.33	£15.44	Q1 2020
3 rd	5,759	POA	£8.33	£15.47	Under Offer
Total,	10,180				

Prospective tenants are advised to confirm any rating liability directly with the Local Authority

VAT

This property is elected for VAT and will be applicable on all outgoing.

Tenure

Leasehold.

Lease Term

New full repairing and insuring lease(s) available for a term by arrangement directly from the freeholder.

EPC

Rating: C



CONTACT US

All appointments to view must be arranged via sole agents, Colliers International, through:

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