

TO LET – 1-2 Domingo Street, London



## 1-2 Domingo Street, London, EC1Y 0TA

- Self contained former warehouse to let
- Office fit out can be provided
- 7,233 sq.ft. (671 sq.m approx.)
- Ground and lower ground floor
- Affordable short term lease availability
- Excellent location, with Barbican, Farringdon and Old Street stations within walking distance

## Description

A former warehouse, this building offers an array of character features including exposed brickwork, a feature footbridge and excellent floor to ceiling height.

This refurbished office is currently fitted to offer a range of open space, meeting rooms and a tea point; the premises can offer complete flexibility and open plan floor plates.

The building benefits from completely self contained with opportunity for street level branding.

## Location

Situated across an island site just off Old Street, this self contained building benefits from close proximity to major transport hubs such as Old Street (Northern Line and National Rail), Barbican and Farringdon (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan lines). Clerkenwell, Tech City, Shoreditch and even The Square Mile are all close by.

The premises is served by range of local coffee shops and restaurants and supermarkets as well as the popular Whitecross Street market.

## Amenities

- Refurbished
- Converted warehouse
- Exposed brickwork
- Feature footbridge
- Excellent floor to ceiling height
- Open plan
- Interlinking staircase
- Self contained with multiple entrances







**Lease**

New sublease to expire in September 2025 (set outside sections 24-28 of the Landlord an Tenant Act 1954 part II). Assignment of the existing lease to expire in September 2025. By way of a new lease direct from the Landlord.

**Accommodation**

	Size (Sq.ft - approx)	Size (Sq.m - approx)
Ground floor	3,680	341.88
Lower ground floor	3,553	330.08
<b>Total</b>	<b>7,233</b>	<b>671.97</b>

**Rent**

Passing rent - £37.33 per sq.ft. PAX

**Business Rates**

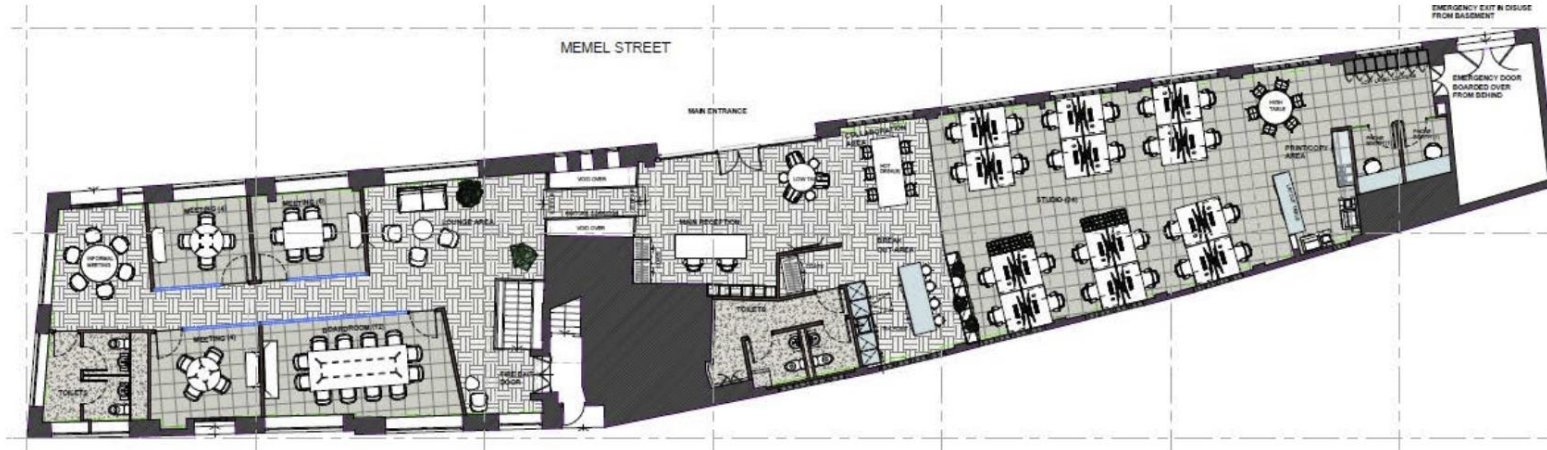
Approx. £9.71 per sq.ft.

**Service Charge**

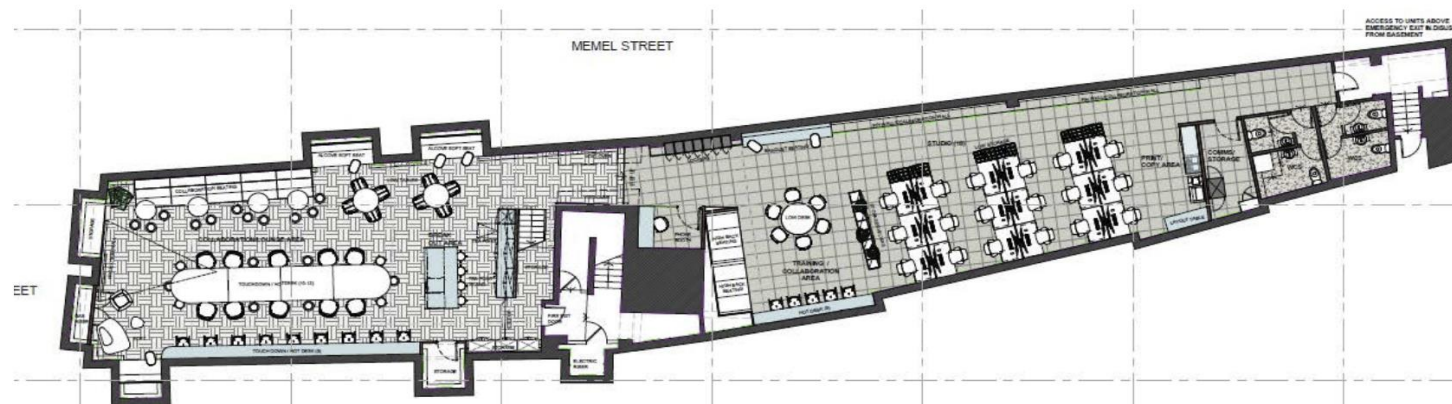
£1.87 per sq.ft



## Ground floor – test fit



## Lower ground floor - test fit



## Planning

The property falls within Class E of the Town and Country Planning (Use Classes) Order 1987.

## Energy Performance Certificate (EPC)

This property has an EPC rating of D

## Viewings and Further Information

To arrange a viewing or for further information please contact David or Edward on the below:

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## February 2024

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