

1-2 Domingo Street

London, EC1Y 0TA

- Self-contained office space to let
- Ground and lower ground floor
- 7,233 sq. ft (671.97 sq. m approx)



TO LET | SELF-CONTAINED OFFICE SPACE

1-2 Domingo Street, London, EC1Y 0TA

LOCATION

Situated on an island site just off Old Street, this self-contained office 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 a range of local coffee shops and restaurants and supermarkets as well as the popular Whitecross Street Market.

DESCRIPTION

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

Currently fitted to offer a range of open-plan space, meeting rooms and a tea point; the premises is capable of offering complete flexibility and open-plan floor plates.

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



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AMENITIES

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

LEASE TERMS

New sublease to expire September 2025 (set outside sections 24-28 of the Landlord and Tenant Act 1954 part II.

Assignment of existing lease to expire September 2025.

By way of a new lease direct from the Landlord.

RENT

Passing rent £37.33 per sq. ft PAX

BUSINESS RATES

£11.54 per sq. ft

SERVICE CHARGE

£1.84 per sq. ft

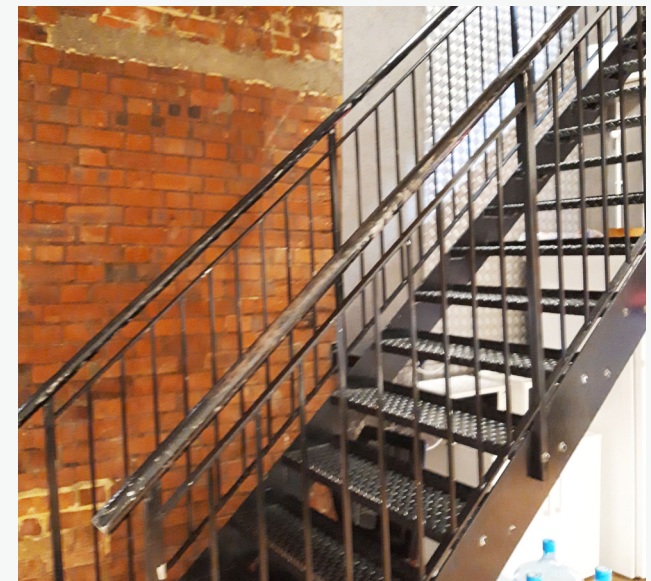
ENERGY PERFORMANCE CERTIFICATE

TBC

ACCOMMODATION

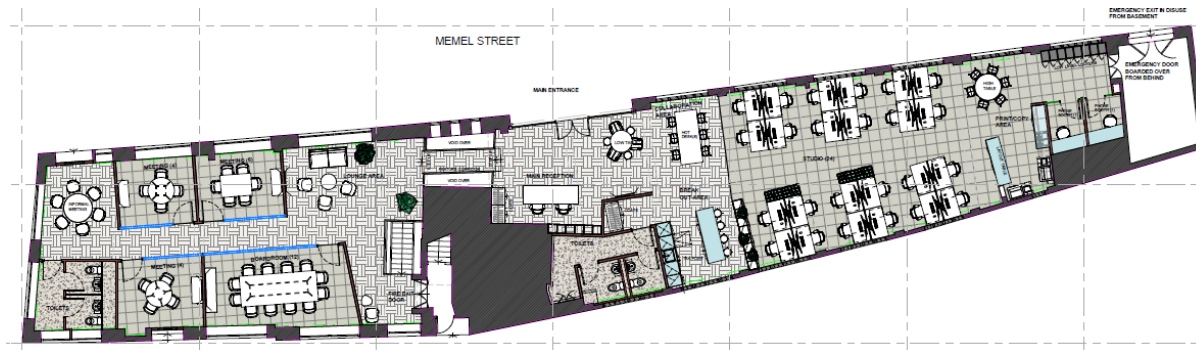
The premises extends to the following approximate floor areas:

1-2 Domingo Street	Size (SQ. FT)	Size (SQ. M)
Ground floor	3,680	341.88
Lower ground floor	3,553	330.08
Total	7,233	671.97

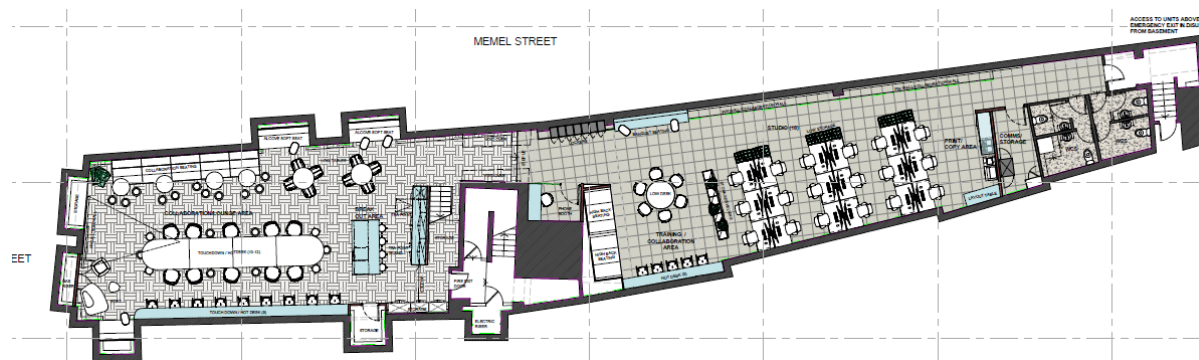


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INDICATIVE TEST FITS



GROUND FLOOR



LOWER GROUND FLOOR

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VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

David Felman

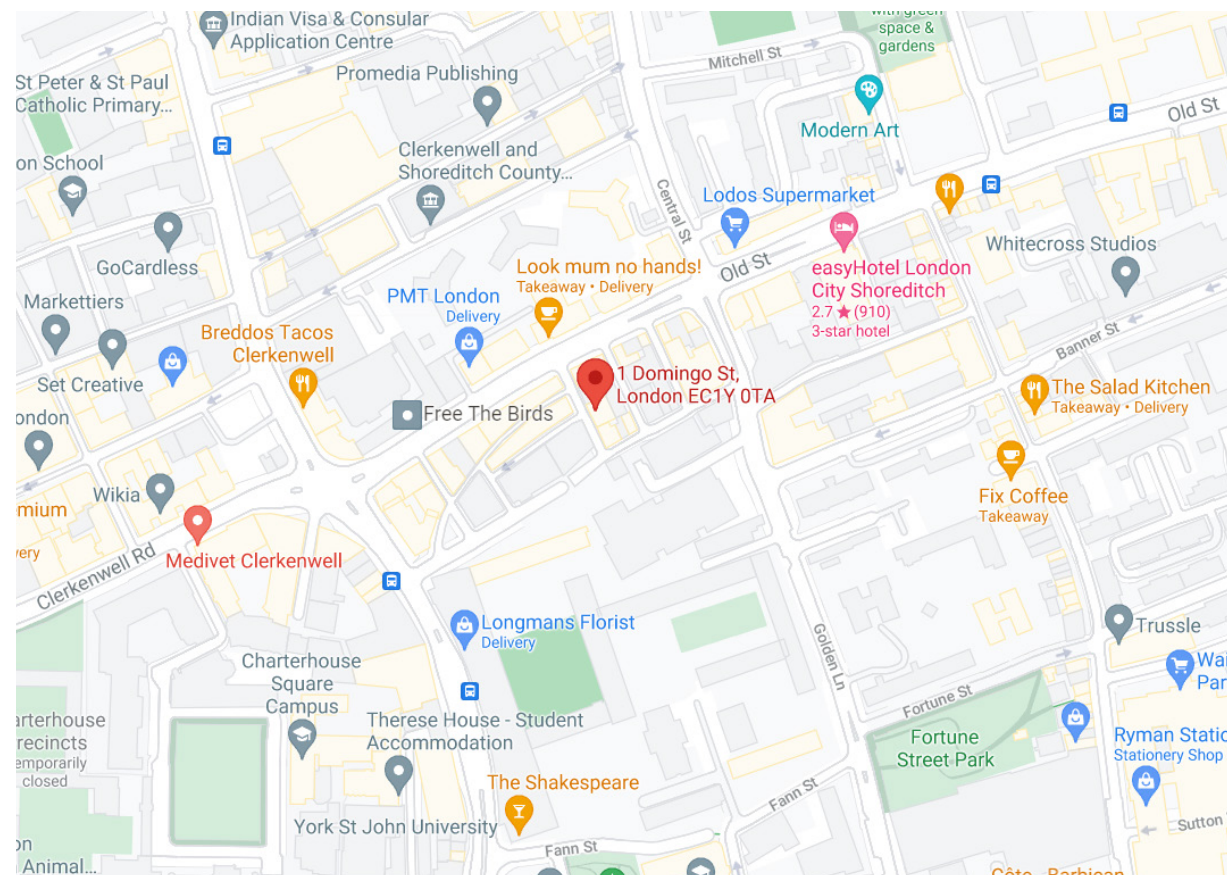
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June 2021