

# 1-2 Domingo Street

London, EC1Y 0TA

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



**GL Hearn**

Part of Capita plc

## TO LET | REFURBISHED 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.

This refurbished office is 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

- Refurbished
- 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

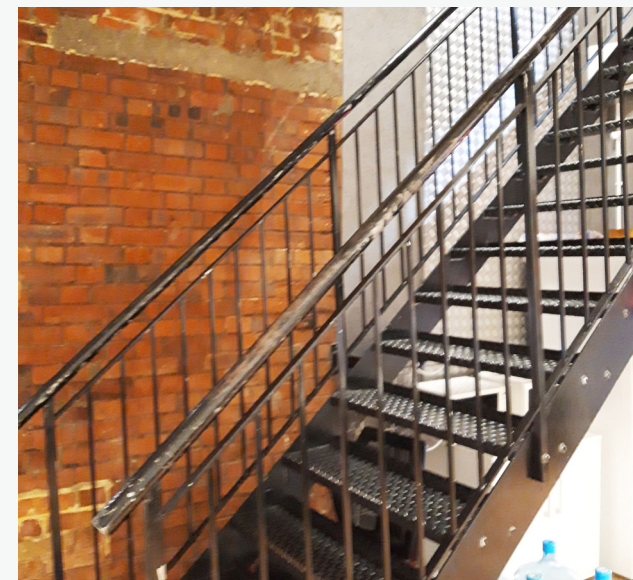
### ENERGY PERFORMANCE CERTIFICATE

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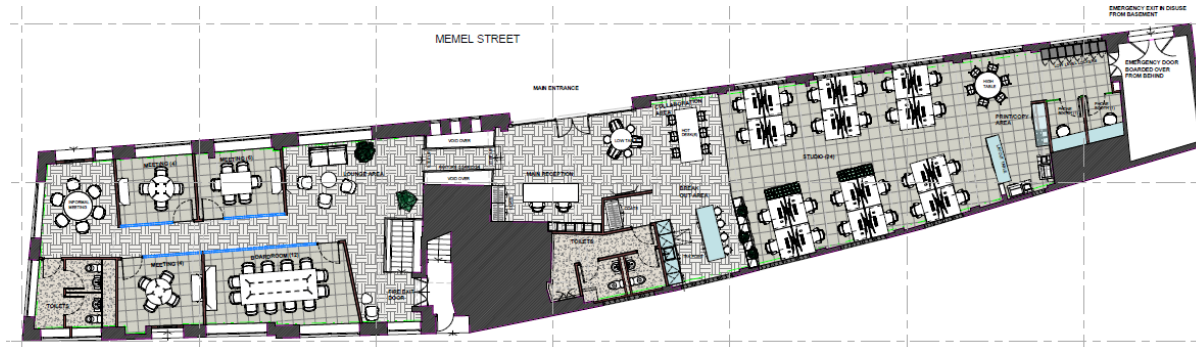
### ACCOMMODATION

The premises extends to the following approximate floor areas:

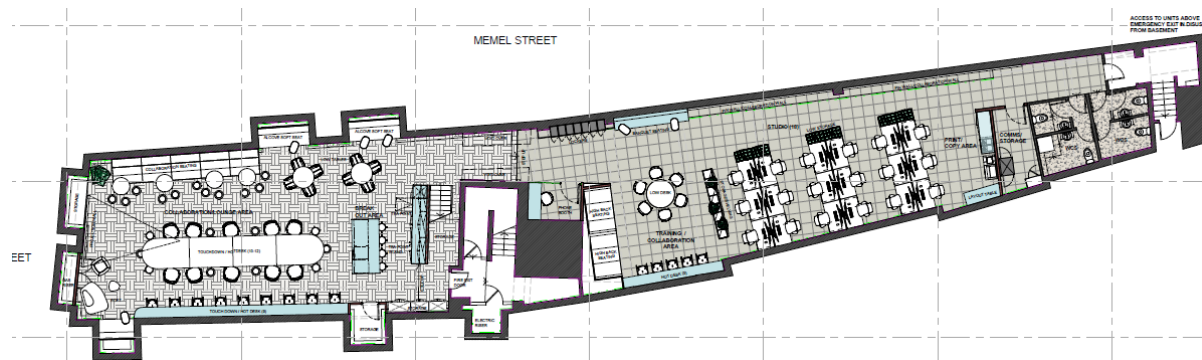
1-2 Domingo Street	Size (SQ. FT)	Size (SQ. M)
Ground floor	3,680	341.88
Lower ground floor	3,553	330.08
<b>Total</b>	<b>7,233</b>	<b>671.97</b>



## INDICATIVE TEST FITS



GROUND FLOOR



LOWER GROUND FLOOR

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### VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

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#### Important Notice

1. This information is intended as a general outline, and if for guidance only. It does not constitute an offer or contract, or part of an offer or contract.
2. All information and descriptions (in text, plans, in photographs or other) are given in good faith and are believed to be correct. They should not be relied upon as statements of representation or fact.
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January 2022