

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)



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.



TO LET | REFURBISHED SELF-CONTAINED OFFICE SPACE

1-2 Domingo Street, London, EC1Y 0TA

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

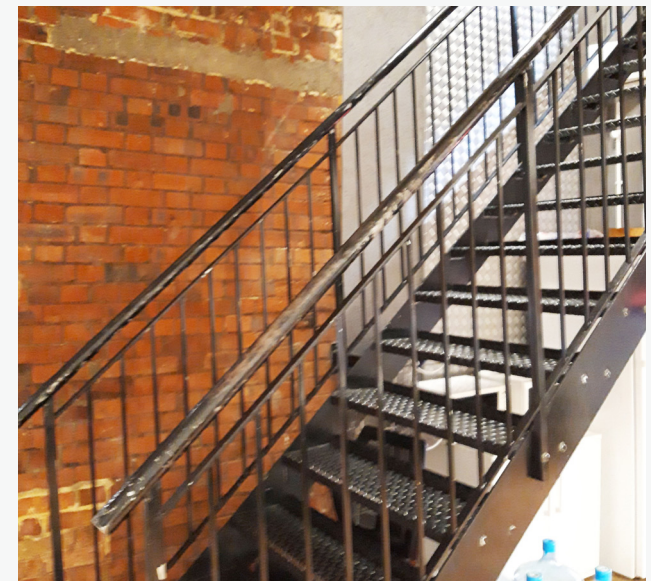
ENERGY PERFORMANCE CERTIFICATE

D

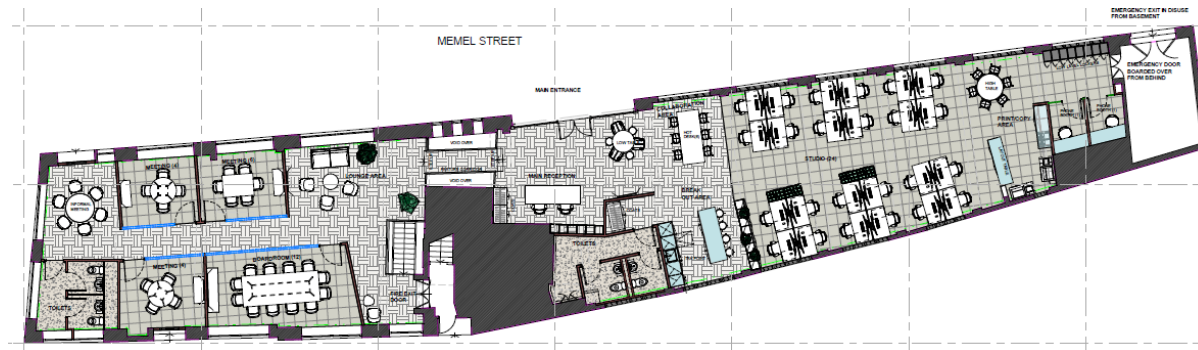
ACCOMMODATION

The premises extends to the following approximate floor areas:

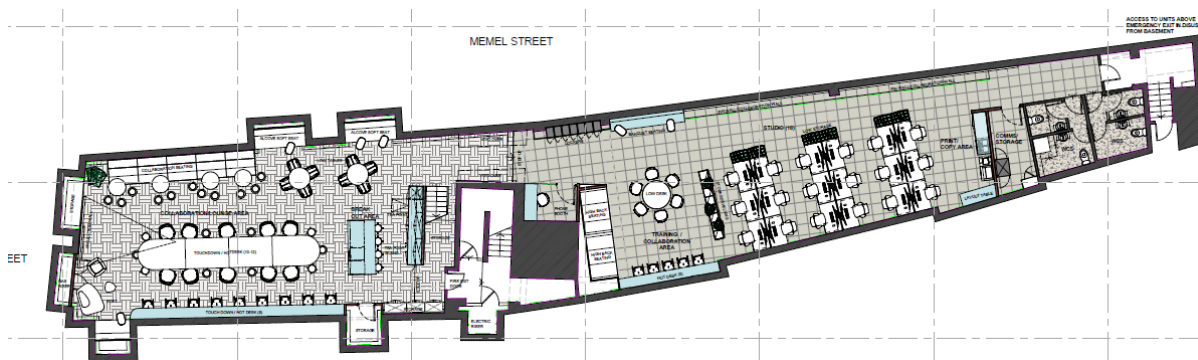
| 1-2 Domingo Street | Size (SQ. FT) | Size (SQ. M) |
|--------------------|---------------|---------------|
| Ground floor | 3,680 | 341.88 |
| Lower ground floor | 3,553 | 330.08 |
| Total | 7,233 | 671.97 |



INDICATIVE TEST FITS



GROUND FLOOR



LOWER GROUND FLOOR

TO LET | REFURBISHED SELF-CONTAINED OFFICE SPACE

1-2 Domingo Street, London, EC1Y 0TA

VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

David Felman

T +44 (0)7547 583387

E David.Felman@glhearn.com

Matthew Bennett

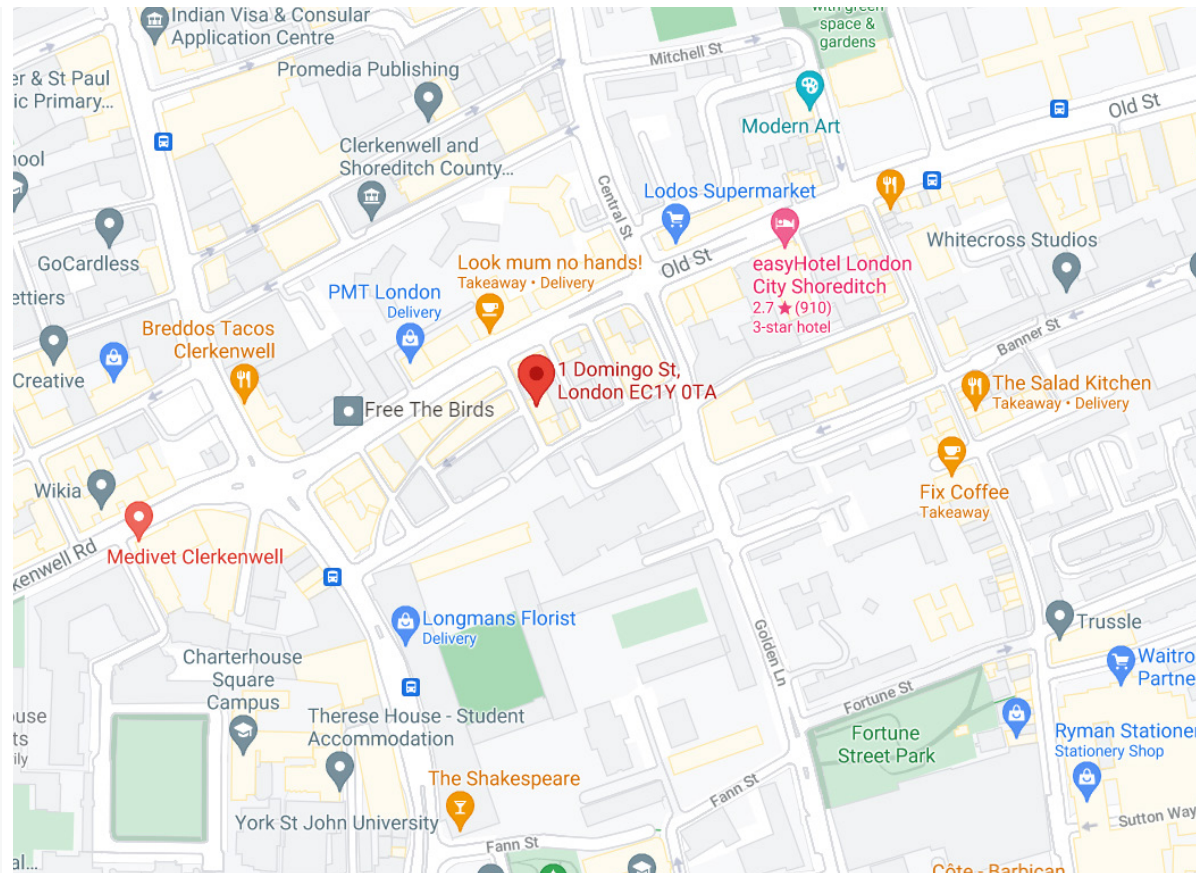
T +44 (0)7707 272195

E Matthew.Bennett@glhearn.com

Edward Cecil

T +44 (0)7851 243430

E Edward.Cecil@glhearn.com



GL Hearn

member of WSP

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.
3. Any areas, measurements or distances referred to are approximate only.
4. No person in the employment of GL Hearn has any authority to make or give any representation or warranty whatsoever in relation to any property.
5. Unless otherwise stated, prices or rents quoted are exclusive of VAT.

September 2022