



3 DORSET RISE EC4

8TH FLOOR OFFICE SPACE TO LET
3,759 SQ.FT (349 SQM)



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DeVono

INTRODUCTION

DeVono are delighted to be able to offer the 8th floor which provides 3,759 sq.ft of fully fitted high quality office space.

The 8th floor is available by way of an assignment of the existing lease which expires June 2022 or alternatively a new lease directly from the landlord may be available.

The available office accommodation comprises of the entire 8th floor and is arranged in a mixture of open plan desks area with private offices and meeting rooms.

- ✓ 26 open plan desks
- ✓ 1 x meeting room
- ✓ 1 x boardroom
- ✓ 9 offices
- ✓ Dedicated comms room
- ✓ Demised kitchen and break area
- ✓ Demised WC's
- ✓ Goods lift

Please [click](#) for the 3D walkthrough of the 8th floor.



FULLY
fitted



FLEXIBLE
lease



KITCHENETTE
onsite



FULLY
access raised floor



CITY
location



1X PASSENGER
lift



SHOWERS
onsite



CITY
views



LOCATION

Dorset Rise is located in a well connected Central London location, close to the river. The building is located on a prominent island site to the south of Fleet Street and north of Tudor Street. The building benefits from excellent communication links close to City Thameslink, Blackfriars (mainline, District and Circle lines), St Paul's and Chancery Lane (Central lines).

TERMS

Available by way of an assignment of the existing lease which expires in June 2022 or alternatively a new lease may be available from the LL.

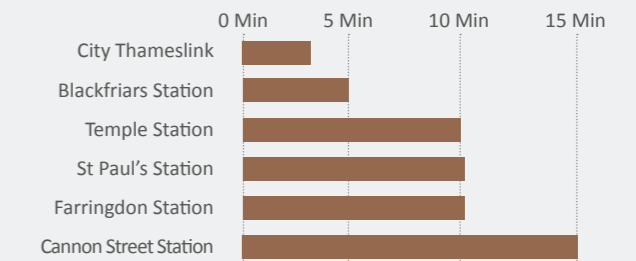
Passing Rent	£41.00
Business Rates	£20.20 per SQ.FT
Service Charge	£9.85 per SQ.FT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

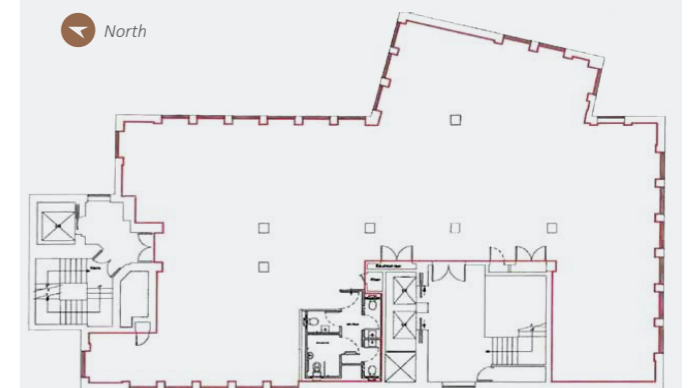
EPC

Rating: TBC

WALKING DISTANCES



TYPICAL FLOOR PLAN*



*Floor plan not to scale



MISREPRESENTATION ACT
These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT



CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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