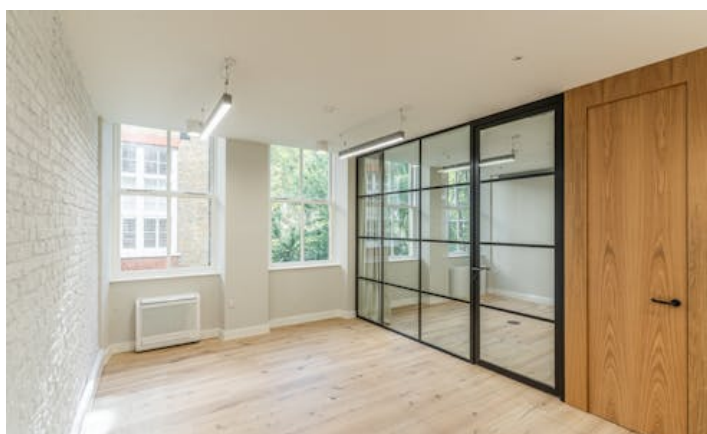


ELLIS BROWN

TO LET

Newly refurbished, fully fitted office space with excellent natural light and high specification finishes.

3 Dufferin Avenue, EC1Y 8PQ
344 - 2,983 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 21/10/2025

TO LET

3 Dufferin Avenue, EC1Y 8PQ
344 - 2,983 sq ft

Description

3 Dufferin Avenue offers an excellent opportunity for occupiers seeking functional, bright office space in a vibrant commercial area. Having recently undergone extensive refurbishment, this fully-fitted space is available for immediate occupation.

We have a fully fitted floor available comprising 8–10 desks, a meeting room, tea point, and breakout area. Features include exposed brickwork, wood flooring, excellent natural light, shower facilities, and lift access.

Location

Located just a 5-minute walk from Old Street Station and 10 minutes from Barbican, 3 Dufferin Avenue offers quick links to both the City and West End. Tenants are perfectly placed to enjoy the buzz of Whitecross Street food market, with a wide choice of restaurants, cafés, bars, and pubs all within easy walking distance.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Lower Ground	344	31.96	-	On Application	On Application	-	-	Available
Ground	409	38	£55	On Application	On Application	£1,874.58	£22,495	Available
1st	614	57.04	£55	On Application	On Application	£2,814.17	£33,770	Available
2nd	614	57.04	£55	On Application	On Application	£2,814.17	£33,770	Available
3rd	614	57.04	£55	On Application	On Application	£2,814.17	£33,770	Available
4th	388	36.05	£55	On Application	On Application	£1,778.33	£21,340	Available
Total	2,983	277.13	£55			£12,095.42	£145,145	

Features

- Contemporary design lead fit-out
- Excellent natural light
- Bike storage
- Wood flooring
- Exposed brickwork
- Shower facilities
- Cooling system
- Passenger lift

EPC

On application

Terms

On application

VAT

On application

Contact

Christopher Antoniou
07922 584 091
christopher@ellisbrowncommercial.com

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

ELLIS BROWN

TO LET

3 Dufferin Avenue, EC1Y 8PQ
344 - 2,983 sq ft

