

Dukes House, 32-38 Dukes Place

TO LET



London, EC3A 7LP
NO VAT



RENT
£37.50 - £47.50
(per sq ft pa excl.)



SERVICE CHARGE
£12.00
(per sq ft pa excl.)



RATES PAYABLE
£11.34 - £27.30
(per sq ft pa (ye April 2026))



EPC RATING
C

Offices

1,445 - 8,817 sq ft

134 - 819 sq m





Description

Office suites are available from 1,445 sq ft to 2,518 sq ft. The building benefits from a newly refurbished, manned reception and the available floors range from fitted to CAT A condition. Amenities include a small roof terrace and parking (available upon request). The first floor has been newly refurbished, fitted, and furnished by the landlord. All floors have new air conditioning and carpeting.



Location

Dukes Place links Bevis Marks and Aldgate with Houndsditch to the rear of the building. Communications are excellent with Aldgate Station (Circle, Hammersmith & City, and Metropolitan lines) and Liverpool Street Station (Central, Circle, Hammersmith & City and Metropolitan underground lines and National Rail and Overland services) both within a short walk. Fenchurch Street (National Rail Services), Tower Hill (District, Circle) and Tower Gateway DLR are also a short distance away.



Amenities



New Managed Reception



New Air Con



Fitted Out



Passenger Lift



Parking



Communal Terrace



Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Part Sixth Floor (South) - Open Plan	1,445	134.24
Fourth Floor - Previous tenant fit out	2,518	233.93
Second Floor - Open Plan	2,400	222.97
First Floor - Newly fitted	2,454	227.98



→ Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

£37.50 - £47.50 per sq ft pa excl.

Business Rates

Estimated £11.34 - £27.30 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the Rating Authority.

Service Charge

£12.00 per sq ft pa excl.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is C

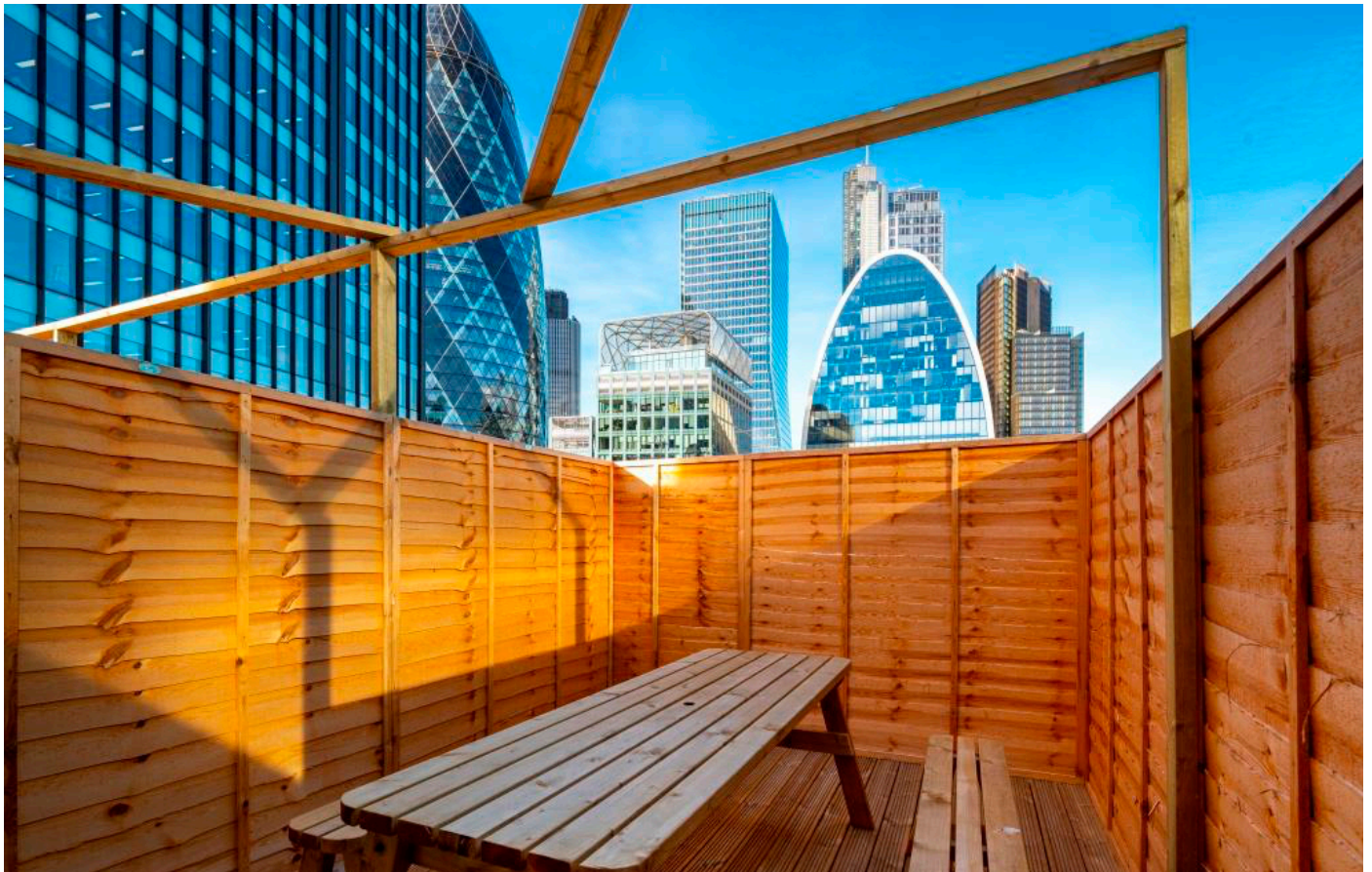
VAT

The building is currently not opted to Tax.

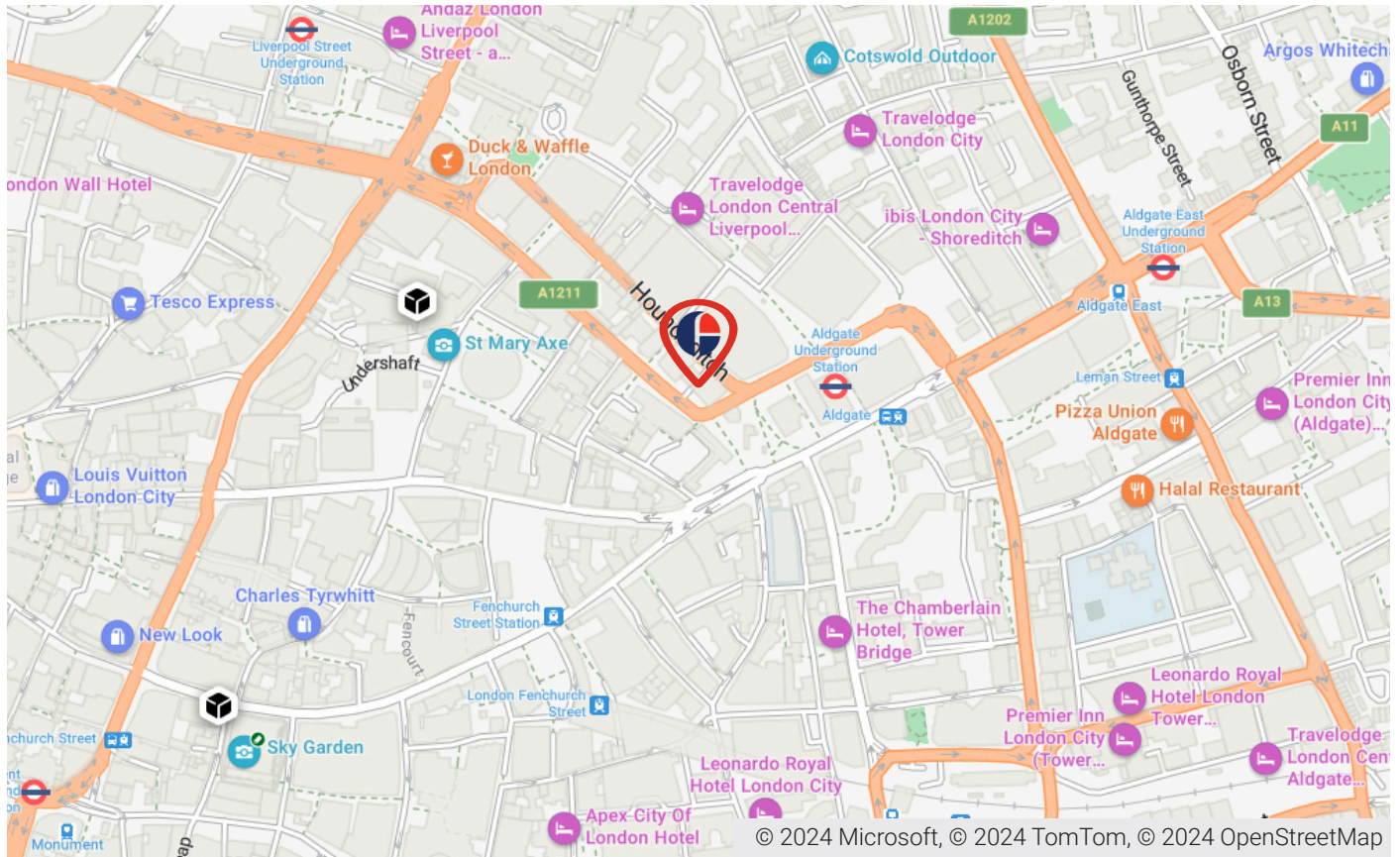
Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and BBG.





Dukes House, 32-38 Dukes Place, London, EC3A 7LP



Approximate Travel Distances



Nearest Station

- Aldgate Underground Station - 0.1 miles (2 min walk)
- Fenchurch Street Station - 0.3 miles (6 min walk)
- Liverpool Street Station - 0.5 miles (8 min walk)



Contact



Richard Clarke
020 7367 5530
07887 821 259
richard.clarke@fishergerman.co.uk



Doug Gordon
020 7747 3117
07884 408 136
doug.gordon@fishergerman.co.uk



Corin Davies
020 7747 3161
07977 750 543
corin.davies@fishergerman.co.uk

Or Joint Sole Letting Agent - BBG
020 3713 1950

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated April 2025. Photographs dated various.



fishergerman.co.uk