

3 Dorset Rise Blackfriars, London, EC4



£27.50 PSF | FULLY FITTED PLUG AND PLAY OFFICE SUITE | 7,083 sq ft



Location

Dorset Rise is situated in a well-connected central London location, close to the river. The building sits 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 line).

Floor Areas

Floor	sq ft	sq m
Lower G Floor	7,083	658
TOTAL (approx.)	7,038	658

*Measurement in terms of NIA

Description

3 Dorset Rise is a high quality 10-storey office building, with a high-quality polished granite façade. Despite being described as a Lower Ground floor, the natural light is superb as the building sits on raised ground (and it feels more like a first floor). The suite has been fitted to a very high standard and currently has a large open plan desk area, good quality meeting rooms, a large breakout area and kitchen.

Blackfriars / Fleet Street

Named after the River Fleet, Fleet Street has long been London's historic home for the Law and the Press. The area remains as alive as ever, with many of the once powerful press buildings and The Royal Courts of Justice. Many publishers remain on Fleet Street, although the area has recently become much more diverse, with law firm 'Freshfields' and a number of financial firms now occupying the area.

Ray Walker, Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2020

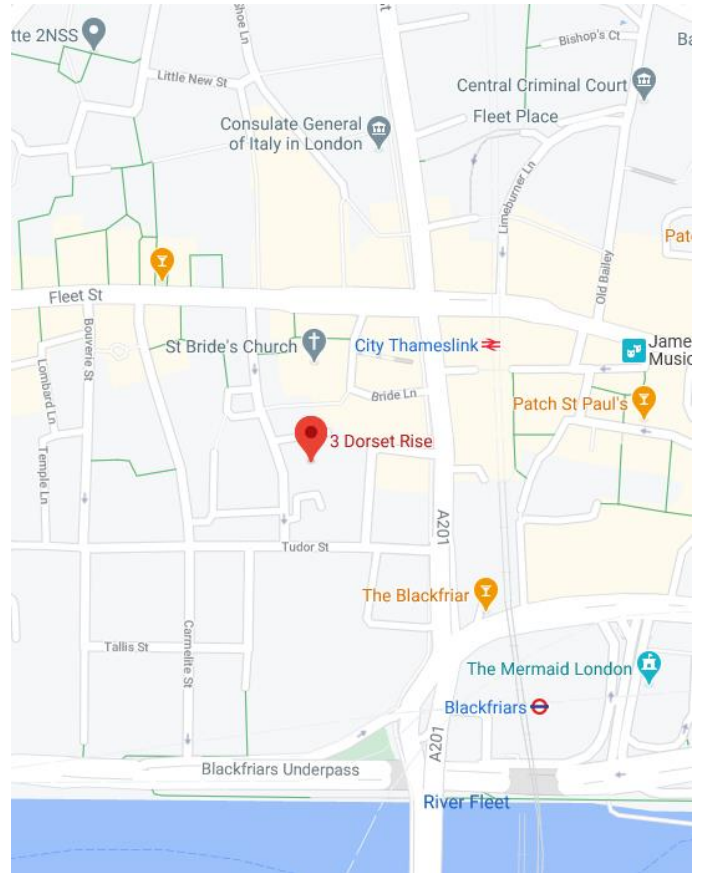
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📍 4 Golden Square London W1F 9HT

250 Tottenham Court Road,
Noho, London W1T 7QZ



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Terms

Tenure:	Leasehold
Lease:	An assignment or sub lease for a term to September 2022. Alternatively a new lease is available directly from the freeholder.
Rent:	£27.50 psf pax (for a sub lease)
Rates:	Estimated at £16.40 psf (2019/20)
Service Charge:	£10.17 psf pa

Amenities

- 2 x 13-person passenger lifts
- Car parking / Bike racks available
- Shower & changing facilities
- Dedicated goods lift
- Commissionaire
- VAV air conditioning
- Metal tiled ceiling
- Full access raised floor

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