

Commercial Office Space
3,249 sq ft (302 sq m)
Stunning top (8th) floor offices

TO LET

140 Aldersgate Street, London EC1



LOCATION

The building is located on the western side of Aldersgate Street, just to the east of Smithfield Market at the junction with Long Lane. There are numerous bars and restaurants in the immediate location and Barbican Underground Station is within 200 metres.

TRANSPORT

Barbican (Circle, Metropolitan, Hammersmith & City lines)

St. Pauls (Central Line)

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)

Buses 55 & 243

Barclays Bike dock – Aldersgate Street, Barbican



DESCRIPTION

The space is situated on the top floor of this modern, high quality office building. The floor is accessed via an impressive triple height reception area with commissionaire. Views from the top floor are stunning and the unit benefits from windows along two elevations and a part glazed roof. There is an existing fit-out which includes a meeting room, server room and some individual glazed offices.

AMENITIES

- Air-conditioned
- Raised floors
- Part-glazed roof
- Triple height entrance
- Commissionaire
- 6 x passenger lifts
- Kitchen point
- Male/Female WCs
- Shower facilities
- Stunning views

FLOOR AREAS

8 th floor	3,249 sq ft	302 sq m
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LEASE

A new full repairing and insuring sub-lease for a term to be agreed. There may be a possibility of a new lease being granted direct from the Landlord.

RENT

£45 per sq ft per annum exclusive.

SERVICE CHARGE

We understand that the current service charge is in the region of £10.00 per sq ft.

RATES

We understand that the rates payable are £40,887 per annum (£12.58 per sq ft).

Interested parties must contact the City of London borough to verify these figures.

LEGAL COSTS

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

PLEASE CONTACT

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