

Commercial Office Space

4,130 sq ft

Brand newly refurbished offices adjacent to Barbican Station

TO LET

Aldersgate House, 135-137 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 entrance is adjacent to the building.

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 office is situated on the second floor of this modern, high quality office building. The floor is accessed via an impressive reception area with commissionaire and benefits from views over The Barbican centre and Smithfield Market. The building is prominently located and is moments from Virgin active, Barbican Station and a number of cafes including EAT and Pret.

AMENITIES

- Air-conditioned
- Fully accessible raised floors
- Commissionaire
- 2 x passenger lifts
- Built in kitchen units
- Unique views over Barbican and Smithfield
- Good natural daylight

FLOOR AREAS

Second floor	4,130 sq ft	384 sq m
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LEASE

A new full repairing and insuring lease for a term by arrangement.

RENT

£29.50 per sq ft per annum exclusive.

SERVICE CHARGE

We understand that the current service charge for 2013 is £9.97 per sq ft. This includes air-conditioning.

RATES

We understand that the rates payable are £42,625 per annum (£10.32 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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