

To Let

Office 26,200 sq ft NIA

Aldgate House, 33 Aldgate High Street, London, Greater London, EC3N 1AH



Summary

- The offices and ground floor entrance/reception have undergone a comprehensive refurbishment.
- Type: Office
- Tenure: To Let
- Size: 26,200 sq ft NIA
- Rent: Available on Request

Location

Situated on a highly prominent island site, the building is at the heart of the continued regeneration of this vibrant commercial quarter which includes a new public park nearby. The property adjoins Aldgate Underground Station and is within a few minutes walk of Liverpool Street and Fenchurch Street Stations.

Availability

Specification

- Double height restyled reception and lounge
- Newly refurbished column free Cat A accommodation (occupational density of 1:8 sq m)
- New VRF air conditioning
- New suspended plasterboard raft ceilings
- New LED slot diffusers
- Raised floors (200mm)
- Floor to ceiling height 2.9m
- 6 passenger lifts
- Cycle storage and shower facilities and car parking

Availability

Floor	sq ft
4th	26,200
Total	26,200

Terms

A new lease for a term by arrangement direct from the Landlord

Viewings

Strictly by appointment by the sole agents.

Energy Performance Rating

This property has been graded as 88(D).

Rent

Available on Request

Business Rates

Rates Payable: £18 per sq ft

Service Charge

£9.50 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Freddie MacGregor

t: +44 (0)207 318 7856

e: Freddie.MacGregor@eu.jll.com

Nick Lines

t: +44 (0)207 399 5693

e: nick.lines@eu.jll.com

Matthew Mycock

t: +44 (0)207 399 5862

e: matthew.mycock@eu.jll.com



jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2018 Jones Lang LaSalle IP, Inc. Date: 18/02/18 - aldgate-house_180218_7051.pdf



THE BUILDING

**A striking centrepiece
within the new hub
of Aldgate**



THE ENTRANCE

Approached via a newly created streetscape, the entrance leads into the remodelled double-height reception



Entrance CGI

The available offices, ground floor entrance and reception are undergoing a comprehensive refurbishment to include all new services and finishes. Aldgate House occupiers include Gensler, ISG plc, Thomson Reuters and LCH Clearent.





4

THE SPECIFICATION / AMENITIES

- Double height restyled reception and lounge
- New VRF air conditioning
- New suspended plasterboard raft ceilings
- New LED slot diffusers
- 2.9m floor to ceiling heights
- 200mm raised floors
- Column free space
- Occupation density 1:8 Sq M
- 6 x 23 person passenger lifts
- Goods lift
- Showers, lockers and secure cycle storage
- 24 hour security
- Car parking
- Storage
- Anticipated EPC rating: C
- Anticipated BREEAM rating: Very Good



THE RECEPTION

A bespoke copper reception desk and feature lighting welcomes visitors into the new reception hall

Reception CGI







THE SPACE

**Column free accommodation
completed to a Category 'A'
equivalent offering a hybrid of high
ceilings and concealed services**

THE LOCATION

Situated on a highly prominent island site, the building is at the heart of this vibrant commercial quarter

THE OCCUPIERS

- 1 — AECOM
Ince & Co
IPO
Maersk
TAG Worldwide
Uber
We Work
- 2 — Clyde & Co
JLT
Lockton
- 3 — CMC Markets
- 4 — Colt
Tradition
Tysers
- 5 — General Assembly
Smart Focus
8x8
- 6 — GDS
Perkins+Will
Reddie & Grose
Shipowners' Club
Unruly Media



THE CONNECTIONS



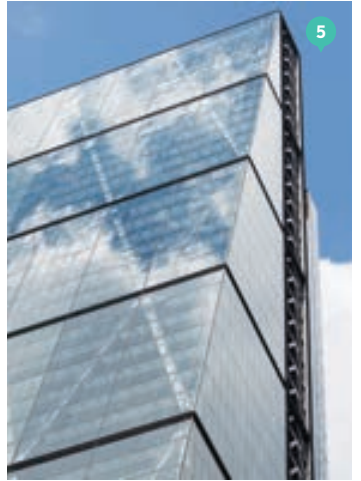
Improved journey times with the completion of Crossrail in 2017.
All journey times are measured from the building entrance.
Source: tfl.



New public space CGI

THE REGENERATION

The transformation continues with the completion of the new public park to the west of St Botolph without Aldgate Church





THE NEIGHBOURHOOD

A diverse place
where corporate
meets creative



THE POSITION

Landmarks, new developments,
transport and social hotspots,
Aldgate House is positioned
amongst it all



RECENT DEVELOPMENTS

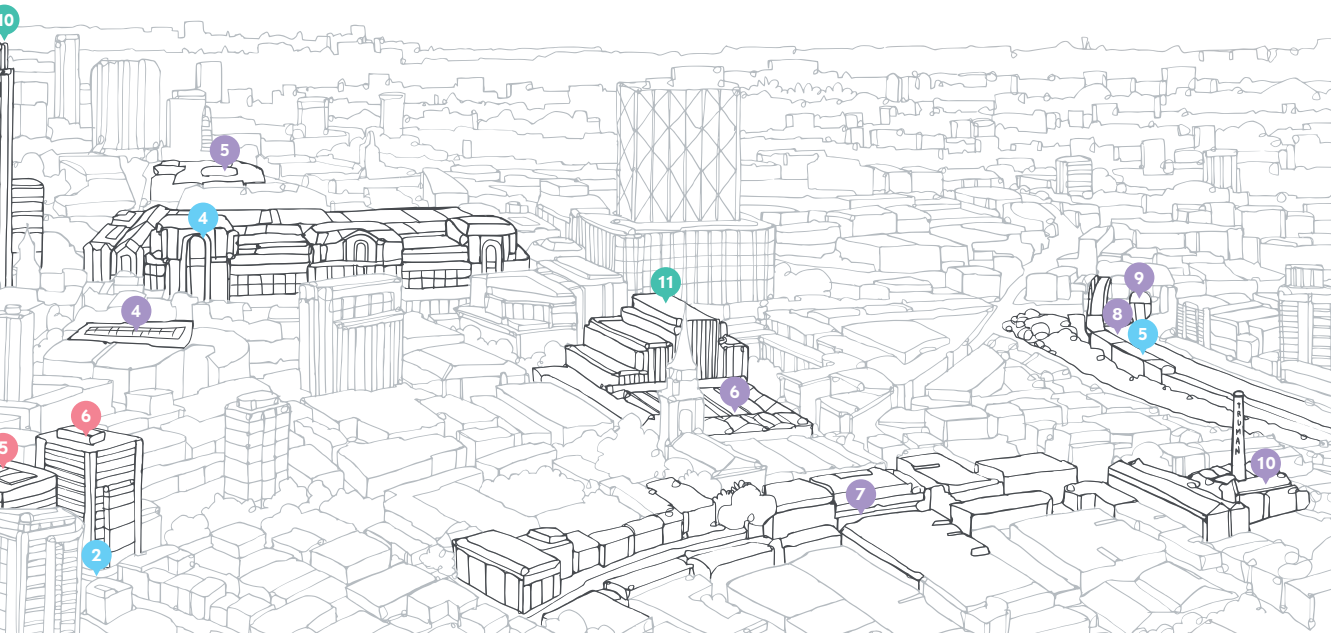
- 1 — Citizen M Hotel Trinity Square
- 2 — One Creechurch Place
- 3 — Dorsett City Hotel
- 4 — The White Chapel Building
- 5 — Aldgate Tower
- 6 — The Relay Building

CITY LANDMARKS

- 1 — The Shard 
- 2 — 20 Fenchurch Street 
- 3 — Willis Building
- 4 — Lloyd's Building
- 5 — The Leadenhall Building
- 6 — 30 St Mary Axe 
- 7 — Tower 42 
- 8 — Plantation Place
- 9 — 99 Bishopsgate
- 10 — Salesforce Tower 
- 11 — Bishops Square 

STATIONS

1	— Aldgate		
2	— Aldgate East		
3	— Fenchurch Street		
4	— Liverpool Street		
5	— Shoreditch High Street		
6	— Tower Gateway		
7	— Tower Hill		



12 & 13

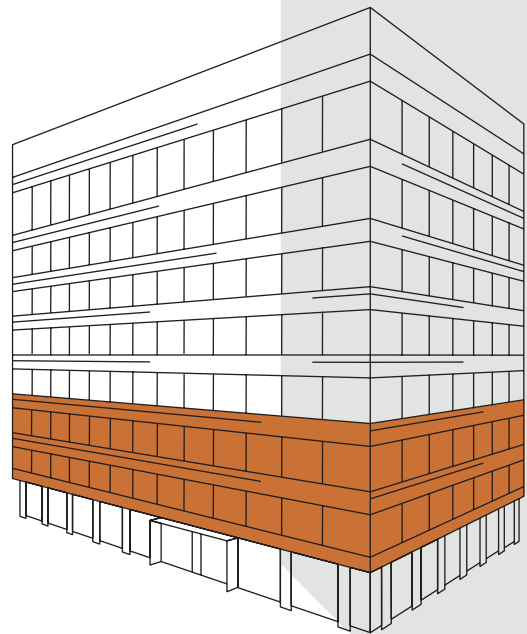
SOCIAL

1	— St Katharine Docks		7	— Brick Lane	
2	— Leadenhall Market		8	— Box Park	
3	— Royal Exchange		9	— Tea Building	
4	— Devonshire Square		10	— Truman Brewery	
5	— Broadgate Circle				
6	— Spitalfields Market				

AVAILABLE ACCOMMODATION

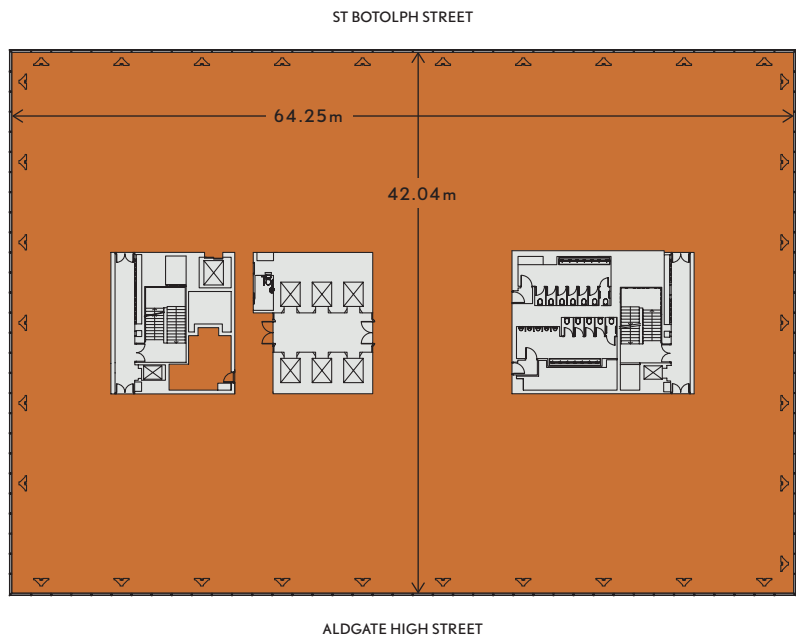
Floor	Sq Ft	Sq M
2nd	26,209	2,434.9
1st	26,190	2,433.1
Total	52,399	4,868.0

IPMS breakdown available upon request.

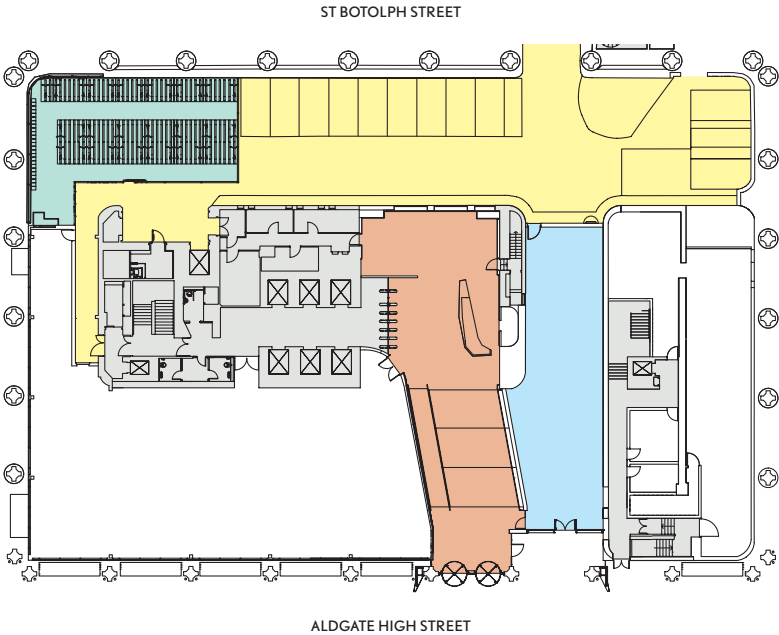


TYPICAL UPPER FLOOR (1ST)

26,190 Sq Ft — 2,433.1 Sq M

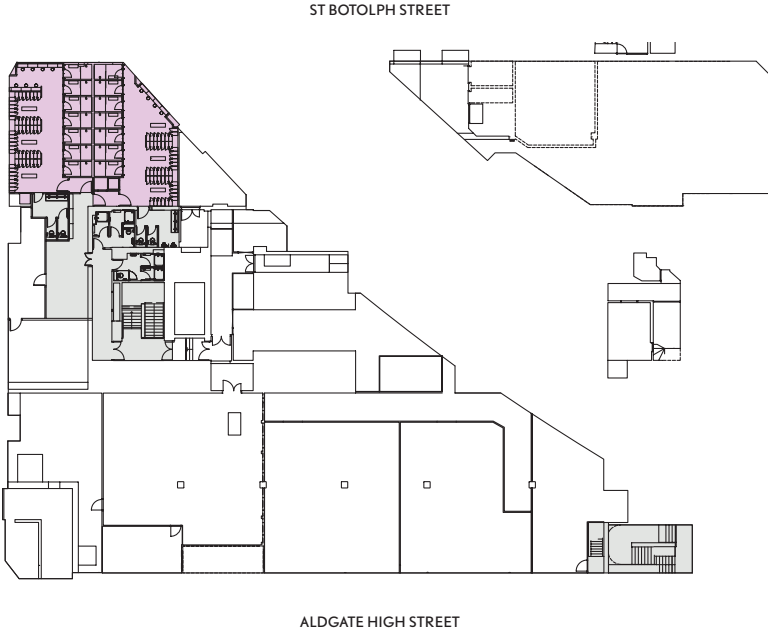


GROUND FLOOR



- RECEPTION & LOUNGE
- CAFÉ
- CAR PARKING / LOADING BAY
- CYCLE STORAGE & LOCKERS

LOWER GROUND FLOOR



- SHOWERS

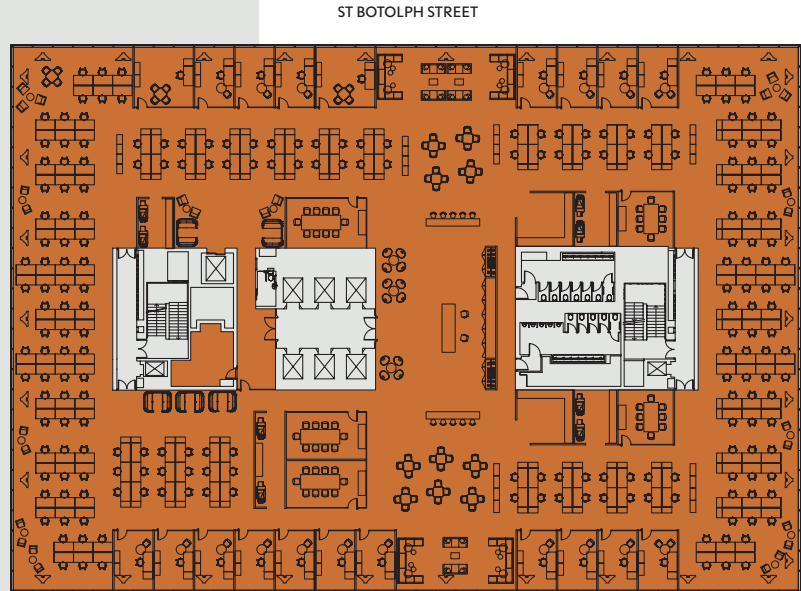
CORPORATE TEST FIT

26,190 Sq Ft — 2,433.1 Sq M

- 214 Workstations
- 20 1 person offices
- 2 8 person meeting rooms
- 3 10 person meeting rooms
- 5 Open plan meeting pods
- 11 Informal meeting areas
- 2 Breakout areas

TOTAL OCCUPANCY — 234

OCCUPANCY RATIO — 1:10.3 SQ M



ALDGATE HIGH STREET

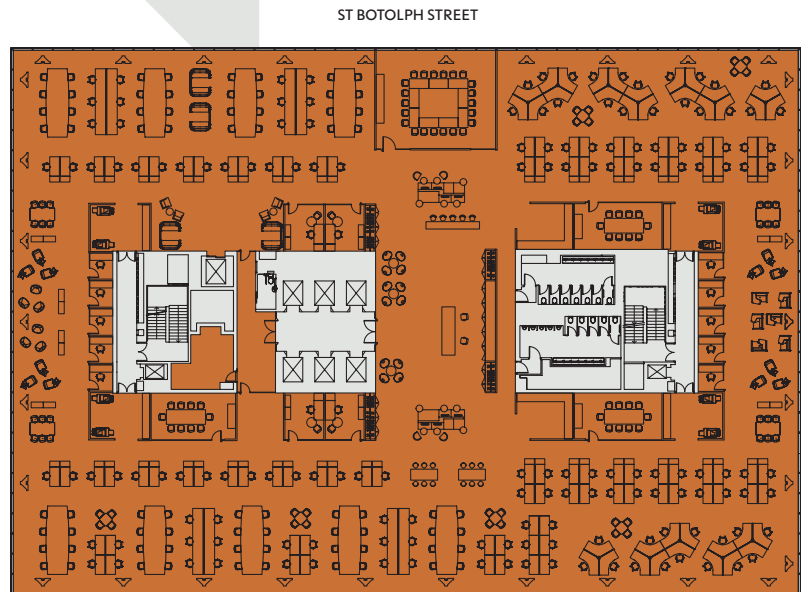
CREATIVE TEST FIT

26,190 Sq Ft — 2,433.1 Sq M

- 228 Workstations
- 4 1 person offices
- 3 10 person meeting rooms
- 1 22 person meeting room
- 4 Open plan meeting pods
- 2 Quiet areas
- 10 Quiet rooms
- 12 Informal meeting areas
- 2 Breakout areas

TOTAL OCCUPANCY — 232

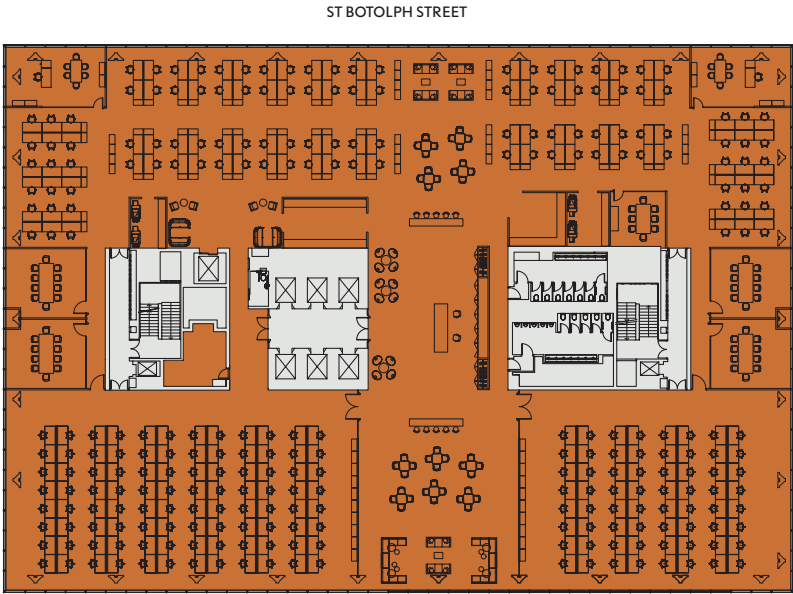
OCCUPANCY RATIO — 1:10.4 SQ M



ALDGATE HIGH STREET

FINANCIAL TEST FIT

26,190 Sq Ft — 2,433.1 Sq M



- 116 Open plan workstations
- 160 Traders desks
- 2 1 person offices
- 1 8 person meeting room
- 4 10 person meeting rooms
- 2 Open plan meeting pods
- 3 Informal meeting areas
- 2 Breakout areas

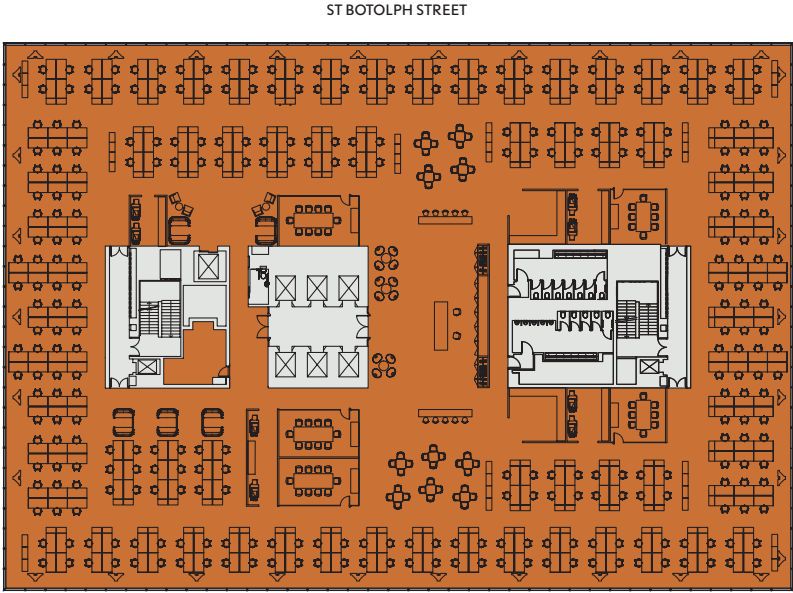
TOTAL OCCUPANCY — 278

OCCUPANCY RATIO — 1:8.7 SQ M

ALDGATE HIGH STREET

MAX PACK TEST FIT

26,190 Sq Ft — 2,433.1 Sq M



- 318 Workstations
- 2 8 person meeting rooms
- 3 10 person meeting rooms
- 5 Open plan meeting pods
- 3 Informal meeting areas

TOTAL OCCUPANCY — 318

OCCUPANCY RATIO — 1:7.6 SQ M

ALDGATE HIGH STREET



THE SPACE

**New suspended plasterboard
raft ceilings incorporate
LED slot diffusers**



TECHNICAL SPECIFICATION

1.0 ARCHITECTURAL OUTLINE SPECIFICATION FOR RECEPTION AND MAIN ENTRANCE

1.1 INTRODUCTION

This description captures the minimum standard of the works to be undertaken to the Entrance, Reception, Lounge Area and the Lift Lobbies.

1.2 ENTRANCE PORTAL

The building's main entrance will be re-emphasized with a new feature splaying portal. The portal features two differing material finishes: an anthracite coloured outer skin and a copper internal reveal. These materials sit on a 1.5m concrete plinth. A new glazed façade incorporates two revolving doors which are centred on expressed concrete columns. An automated side pass door is provided. The portal features integrated floor recessed lighting to wash the spraying side walls. New floor pavers provide a seamless and level access to the building.

1.3 BUILDING ENTRANCE – RECEPTION & LIFT LOBBY

1.3.1 Flooring

Generally large format terrazzo tiles (up to 1200x800mm) in two contrasting colours with a slip resistance value of 40 PTV with SRV additives. The building entrance will have a flush fitting matting inside the revolving doors with alternating rubber and absorbent material. The matting is removable for maintenance. A visual contrast to the risers and ramp is created by three strips of blackened metal in an anthracite shade.

The floor tiles to continue into the lift lobbies with a dark grey concrete strip trim which mirrors the dimensions of the vertical bands between lifts, in turn housing the lift controls.

1.3.2 Side Panels

New vertical fins with smoked oak finish to the sides and with anthracite fronts emerge from a terrazzo plinth. The panels will create a visual contrast and help define, together with a change in flooring, the start of the business lounge. Staggered side walls with a concealed lighting feature align to the new risers.

1.3.3 Internal Skirting

Painted MDF skirting surface mounted to core walls. Painted MDF to new drylining. MDF to match finish to above panels otherwise a high gloss lacquer or matt timber is used

1.3.4 Ceiling

Within the Main Entrance hall, the existing dropped ceiling to be removed and replaced with a new flat feature ceiling. Formed using plasterboard and skimmed, the ceiling will incorporate strip lighting with integrated slimline slot diffusers. A lower plasterboard ceiling features within the lift lobby and contains downlights.

1.3.5 Blinds

There is no provision for blinds to these areas.

1.3.6 Walls

Internal walls are generally a decorated plasterboard dry lining system. Feature walls to the entrance lobby and the lift lobbies comprise of MDF panels or anthracite blackened metal strips to match the dark grey slabs, with expressed metal joint details.

1.3.7 Decorations

Vinyl emulsion paint finish to dry lined walls together with plasterboard ceilings and bulkheads.

1.3.8 Internal Signs

Means of escape and other statutory signage is provided throughout. New feature signage to lower ground floor showers, accessible unisex toilet plus client male/female toilets. All Icons and letters to be copper finish on anthracite grey background panels.

1.3.9 Doors

Existing doors, frames and ironmongery to Reception and the lift lobby, to be updated and painted to match the white wall colour, with contrasting anthracite ironmongery to comply with a minimum of 30 LRV points.

1.3.10 Lift Landing Doors & Metal Cladding Above

Black metal reveals to be installed to side and top of lift reveals on ground and mezzanine floors. New lift call button panels and floor indicator to be copper finish and installed in a black metal background strip.

1.3.11 Turnstiles

New turnstiles to be installed in front of the ground floor main lift lobby, with a EqA2010 compliant widened lane. New turnstiles to work with existing security pass system. Capacity to match the revolving doors, estimated at 72 persons/minute.

1.3.12 Reception Desk Lobby

New reception desk finished in copper with faceted panels. The faceted panels have an applied copper coating from sheet metal with a black metal skirting. The desktop has a linoleum countertop. The desk has work stations for two people, and incorporates a lower section to comply with Approved Documents Part M. All cabling to be concealed for reception equipment. Lockable storage and integrated heaters are provided.

1.4 FINISHES - LIFT CAR INTERIOR

The floor will be finished to match the ground floor reception and entrance lobby to provide a seamless finish and look.

1.5 FINISHES – UNISEX ACCESSIBLE WCS & NEW BASEMENT MEZZANINE SHOWERS

Wall finishes from lift lobby to extend into lobbies outside the accessible unisex WC and the male and female WC rooms. Floor finish to be anti-slip ceramic tiles.

The Basement Mezzanine floor will house new shower and changing facilities with 7 shower cubicles in the male area and 7 on the female plus 4 overflow. It includes 108 lockers in the female area and 94 for the male area. New vanity areas with integrated wash basins to both changing rooms. New shower cubicles to consist of high pressure laminate cubicle doors and raised shower trays with a fixed glass panel. New plasterboard wall between the shower cubicles with a new non slip porcelain floor tile to shower area.

1.6 CYCLE STORE

Secure space for 238 bikes is provided, along with 60 lockers within the ground floor loading bay.

1.7 GROUND FLOOR EXTERNAL LIGHTING

External lighting to the front and side elevations of the building is provided with floor recessed LED uplighters. Two uplighters will emphasize the exposed concrete on each column creating a colonnade-like appearance.

2.0 ARCHITECTURAL OUTLINE SPECIFICATION FOR LEVELS 1 & 2

2.1 FINISHES – 'CAT A' OFFICE AREAS

2.1.1 Introduction

This description of Category 'A' Works describes the minimum standard of Works to be undertaken at Levels 1 and 2. Generically this includes feature exposed concrete columns, raft ceilings and exposed steel trusses, new raised floors, new mechanical and electrical services systems. Anticipated BREEAM rating is Very Good.

2.1.2 Access Flooring

Medium duty, ready to carpet, raised access flooring on both office floors with a minimum void of 200mm. Heavy grade in lift lobbies to support terrazzo tiles. Firebreaks in compartment thresholds.

2.1.3 WCs

WCs to have back walls tiled; cubicles to be formed in full height anthracite grey laminate dividers and doors; ironmongery and sanitary ware accessories like pushplates to have a minimum of 30 points LRV contrast between accessories and background. Vanity troughs to be formed in solid polymer surface on a dark grey cantilever cupboard with telescopic bin containers. Tiled splashback and mirror with concealed paper towel dispenser. All taps to be low water consumption and fitted with sensor; soap dispensers and taps to be in dark metal finish. Flooring and skirting will be ceramic tiles.

2.1.4 Skirting

Painted MDF skirting surface mounted to core walls.

2.1.5 Suspended Ceilings

Exposed steel trusses and castellated beams with fire protection. New plasterboard panel acoustic rafts suspended from the concrete slab; purpose designed suspension system with flame retardant baffles and dampers where necessary. Ceiling rafts capable of accepting partitioning up to the slab. The ceiling shall be accessible via the sides of the rafts. All light fittings will be LED and LG7 compliant; slot diffusers and LEDs are integrated. Provision of all necessary firebreaks. Floor to ceiling height will be 2.9m save perimeter margin.

2.1.6 Columns

Exposed concrete feature columns. Any integrated cover plates finished in black metal.

2.1.7 Decorations

Vinyl emulsion eggshell paint finish to all drylining. The core will be rendered and together with perimeter walls, ceilings and concrete soffits will be painted a warm medium grey. Plasterboard margins and bulkheads to be painted white vinyl emulsion. Ironmongery to be typically anthracite dark grey to provide enough LRV points contrast with surroundings.

3.0 MECHANICAL & ELECTRICAL OUTLINE SPECIFICATION

3.1 MECHANICAL DESIGN CRITERIA

The Mechanical Engineering Services design shall be developed on the basis of the following design criteria:

3.1.1 External Design Conditions

Winter

External Temperature	-4°C saturated
----------------------	----------------

Summer

External Temperature	31°C dry bulb 20°C wet bulb
----------------------	--------------------------------

External temperature for selection of heat rejection plant	35°C
--	------

3.1.2 External Building Envelope

The Contractor shall survey the existing construction and agree the fabric construction and thermal characteristics with the CA prior to commencement of heat load calculations.

3.1.3 Internal Design Conditions

Summer

Office Temperature	24°C ± 2°C
--------------------	------------

Office Humidity	Not controlled
-----------------	----------------

Office Infiltration	0.5 AC/hour
---------------------	-------------

Lift Lobbies	24°C ± 1.0°C
--------------	--------------

Reception	24°C ± 2.0°C
-----------	--------------

Winter

Office Temperature	21°C ± 2°C
--------------------	------------

Office Humidity	Not controlled
-----------------	----------------

Office Infiltration	1 AC/hour
---------------------	-----------

Toilets & showers	23°C minimum
-------------------	--------------

Lift Lobbies	21°C ± 2.0°C
--------------	--------------

Reception	21°C ± 2.0°C
-----------	--------------

Staircases and Corridors	20°C minimum
--------------------------	--------------

Stores	16°C minimum
--------	--------------

Internal Plantrooms	Frost protection
---------------------	------------------

3.1.4 Design Occupancy Level

1 person per 8m²

3.1.5 Fresh Air Rate Offices

12 l/s per person (1.5 l/s per m²)

3.1.6 Toilet Ventilation Rate

10AC/hour extract, supply 85% of extract.

3.1.7 Occupancy Heat Load

100 W/person (sensible)

50 W/person (latent)

3.1.8 Internal Heat Gains

Small Power and Equipment	25 W/m ²
---------------------------	---------------------

Lighting	12 W/m ²
----------	---------------------

3.1.9 Noise Criteria

Offices	NR 35
Open Plan Office	NR 38
Reception	NR 40
Toilets and showers	NR 40
External	So as to meet the Local Authority requirements

3.2 ELECTRICAL DESIGN CRITERIA

3.2.1 Electrical Loads

Small Power Load	25 W/m ²
------------------	---------------------

Lighting Load	12 W/m ²
---------------	---------------------

3.2.2 Electrical Infrastructure Design Loads

Floor distribution and distribution boards	25 W/m ²
--	---------------------

3.2.3 Lighting

Lighting shall be designed to satisfy the requirements of the CIBSE Code for Interior Lighting, Lighting Guide 3 for a display screen equipment environment, Lighting Guide 7 for office areas and BS:5266 and BS:EN 1838 for emergency lighting.

The following criteria shall be adopted at the relevant working plane height:

Open Plan Office areas	400 lux average, open plan uniformity 0.7, 4000K LED
------------------------	--

Reception & corridors	200 lux average, 300 lux reception desk
-----------------------	---

Circulation areas	150 lux average
-------------------	-----------------

Emergency Lighting	0.5 lux minimum to open plan areas 1 lux minimum on defined escape routes
--------------------	--

Lighting illumination levels shall be designed to meet but not significantly exceed the maintained illuminance levels recommended in the CIBSE Code for Interior Lighting.

All luminaires will be LED, as per the existing and the luminaire schedule within this specification.

3.2.4 Lifts

The 6 no passenger lifts are to have a light cosmetic refurbishment including the lift cars doors and architraves as detailed in the architectural package.

3.3 VRF SYSTEMS

3.3.1 1st & 2nd Office Floors New Variable Refrigerant Flow (VRF) Systems

The first and second floor shall be provided a VRF/VRV system as manufactured by Mitsubishi Electric (or equally approved) to provide heating and cooling provision as determined by the mechanical specialist design calculations.

There shall be four systems serving each floor, one serving each quadrant for ease of split of tenant demise.

Indoor units shall be horizontal chassis type sized to meet both the Contractor's calculated heat loads and to meet the noise criteria requirements.

The VRF/VRV system shall be of the simultaneous heating and cooling Heat Recovery type operating on R410a allowing each fan coil unit to heat or cool independently of each other to achieve the required design temperature in the area served, thus allowing maximum tenant flexibility.

The VRF/VRV systems shall be designed such that the fan coil units are mounted within the grids formed by the suspended ceiling panels and structural beam lines generally as shown on the tender drawings with perimeter fan coil units each serving no larger an area than 30m², whilst internal fan coil units each serve an area no larger than 70m².

Each system shall be based on one outdoor air cooled condensing unit connected via a two pipe refrigerant circuit to a central BC controller, then from this point two refrigerant pipes to each of the indoor fan coil units. Each unit shall be served by its own dedicated twin pipes, no units being linked. The combined design sensible capacity of the connected indoor units on each system shall be no greater than 100% of the actual sensible cooling capacity of its outdoor unit in an ambient of 35°C.

The systems shall be capable of operating when ambient temperatures vary between 43°C and -10°C in cooling mode and between 15°C and -20°C in heating mode.

The initial control of the fan coil units shall be provided by a return air temperature sensor on the return air to each fan coil unit, with every fan coil unit being individually set point controlled. Each tenant shall be able to set up the control of each individual unit within their demise (i.e. to be designed for 4 tenants per floor). The controls system installed under this project shall also include a central head end PC for remote resetting and integration with an energy billing system; thus the energy consumed by each tenant shall be able to be monitored and billed accordingly.



Locker room CGI

PROFESSIONAL TEAM

— Developer:
Hermes Real Estate

— Architect:
MCM Architecture Ltd

— Project Manager & Cost Consultant:
Constructive Management Ltd

— Structural Engineer:
ACIES

— Services Engineer:
FHP Engineering Services Solutions

— Building Contractor:
BW Interiors

FURTHER INFORMATION

Tim Davies

020 3440 9803

tim.davies@gryphonpropertypartners.com

Matthew Mycock

020 7399 5862

matthew.mycock@eu.jll.com

Jeremy Trice

020 3440 9802

jeremy.trice@gryphonpropertypartners.com

Nick Lines

020 7399 5693

nick.lines@eu.jll.com



Misrepresentation Act 1967: JLL and Gryphon Property Partners for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give JLL or Gryphon Property Partners nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. September 2016.

Designed and produced by Cre8te - 020 3468 5760 - www.cre8te.london

