

To Let

Office 9,843 sq ft NIA

1 Aldermanbury Square, London, Greater London, EC2V 7HR



Summary

- One Aldermanbury offers high quality 'plug & play' Grade A office accommodation in a prime City Core location.
- Type: Office
- Tenure: To Let
- Size: 9,843 sq ft NIA
- Rent: Guiding £62.50 per sq ft

Highlights

- High quality "Plug & Play" accommodation
- Excellent communication links
- Exceptional local amenities
- Bike racks, showers and changing facilities
- Car and motorcycle spaces
- Generator capacity of 850 KVA

Location

One Aldermanbury Square is in the heart of The City in a tranquil garden square only moments away from major transport hubs and local amenities. Crossrail will be a huge enhancement to the local transport links and opens in 2018.

Availability

High quality fitted out accommodation (original fit out installed in 2015) for a flexible term for up to 10 years.

Floor / Unit	Size	Rent	Business Rates	Service Charge
5th	8,935 sq ft	£62.50 per sq ft	£24.16 per sq ft	£10 per sq ft
4th	9,367 sq ft	£62.50 per sq ft	£23 per sq ft	£10 per sq ft
3rd	9,399 sq ft	£62.50 per sq ft	£23 per sq ft	£10 per sq ft
2nd	9,843 sq ft	£62.50 per sq ft	£23 per sq ft	£10 per sq ft

Amenities

- Plug and Play
- Suspended Ceiling
- Four-pipe fan coil air conditioning to all office floors
- Raised floors
- Finished floor to ceiling heights of 2.70m
- Kitchenette
- Manned reception
- Lifts
- Car Parking
- Cycle spaces and lockers
- Male and female WCs

Energy Performance Rating

This property has been graded as 45(B).

Rent

Guiding £62.50 per sq ft

Business Rates

Rates Payable: £23 per sq ft

Service Charge

£10 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

Simon Crotty

t: +44 (0)207 852 4230

e: simon.crotty@eu.jll.com

Simon Cunliffe

t: +44 (0)207 399 5058

e: simon.cunliffe@eu.jll.com

Joint Agents

Richard Smart (CBRE)

t: 020 7182 2577

Tom Meijer (CBRE)

t: 020 7182 2778