

To Let

Office 6,368 - 13,906 sq ft NIA

1 America Square, London, Greater London, EC3N 2LS



Summary

- 'Plug & Play' accommodation providing mainly open plan contemporary work settings
- Type: Office
- Tenure: To Let
- Size: 6,368 - 13,906 sq ft NIA
- Rent: £55 per sq ft

Highlights

- High-quality fit out
- Furniture available
- Outstanding views of Central London
- Excellent natural light
- On floor showers
- On site gym facilities
- On site conference facilities

Location

1 America Square is located in the City of London in the heart of EC3. This area of the City attracts many of the world's leading insurance, professional and finance occupiers. Furthermore the location offers a diverse mix of uses with numerous hotels, serviced apartments, residential, leisure and retail offerings close by. A number of London's leading historical attractions are also on the doorstep.

1 America Square, EC3 is an iconic 14 storey tower building which has recently undergone a comprehensive refurbishment including the double height remodelled reception.

Availability

The 11th or 12th floor is available. Both offer 'plug & play' accommodation with a contemporary, high quality fit out and furniture available. The floors benefit from meeting rooms, private offices, reception (12th), kitchen and break out areas all with excellent levels of natural light and expansive 360 degree views of Central London.

Floor / Unit	Size	Sq ft	Rent	Possession
12th	6,368 sq ft	6,368	£55 per sq ft	Immediate
11th	7,538 sq ft	7,538	£55 per sq ft	Immediate

Viewings

Strictly by appointment by the sole agent.

Terms Available

The accommodation is available on a flexible short term basis until February 2020 or alternatively by way of an assignment for a term until 14 May 2025 with a tenant break option 15 May 2020.

Amenities

- High Quality fit out
- VAV air-conditioning
- Suspended metal tiled ceilings
- Manned reception
- Lifts
- Car Parking
- Bike Storage
- Showers

Energy Performance Rating

This property has been graded as 95(D).

Rent

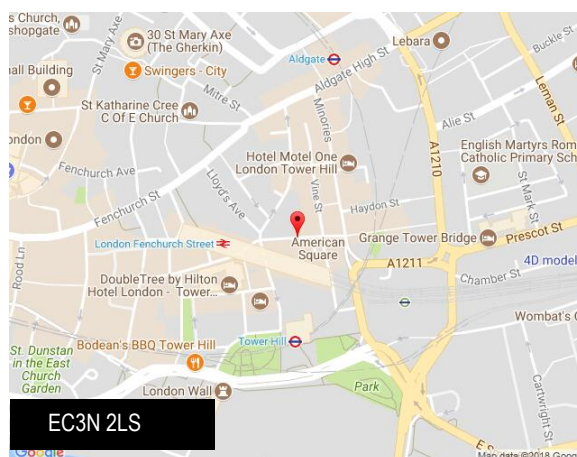
£55 per sq ft

Business Rates

Rates Payable: £23 per sq ft

Service Charge

£14.30 per sq ft



Viewing & Further Information

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

Contacts

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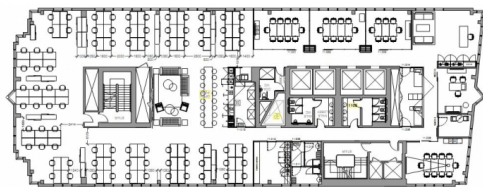
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RESONATE
INTERIOR ARCHITECTURE

11th Floor
11th Floor

PROJECT
ALCOHM

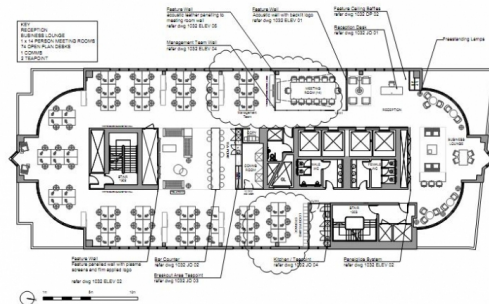
CLIENT
ONE AMERICA SQUARE
LONDON, ECGN JLS

DATE
11th Floor

REV
1:100 @ A1 1:200 @ A3

REV
M1 PS 28.09.17

REV
1042 GA 01 REVIC7



11th Floor
11th Floor

PROJECT
ALCOHM

CLIENT
ONE AMERICA SQUARE
LONDON, ECGN JLS

DATE
12th Floor

REV
1:100 @ A1 1:200 @ A3

REV
M1 PS 28.02.14

REV
1032 GA 01 A

REV
APPROVAL

