

To Let

1 America Square, London, EC3N 2LS

10,671 to 43,545 sq ft

- Plug and play fitted out offices
- Self-contained entrance
- Not elected for VAT
- Refurbished building reception
- Roof terrace on level 7



Location

One America Square is a landmark office building located within the City's EC3 insurance district and close to the vibrant City fringe around Aldgate. The property has recently been refurbished including new contemporary building entrance and common parts.

The available accommodation was refurbished in 2015 and is available with a high quality fit out in situ.

A wide range of food and beverage, leisure and hotel amenities are in close proximity, both in the City and Aldgate.

Specification

VAV air conditioning
Metal tile suspended ceiling
LED Lighting
2.75m floor to ceiling height (typical)
3.35m floor to ceiling height (1st floor)
150mm raised floors
8 x 21 person passenger lifts
Cycle storage and shower facilities

Transport

The following stations are all within close proximity:

- Tower Hill
- Aldgate / Aldgate East
- Fenchurch Street

Accommodation

Available by way of a sublease(s) for a term until March 2027, outside the Landlord and Tenant Act 1954.

Floor / Unit	Sq ft	Rent	Business Rates
7th	15,552	£45 per sq ft	£21.46 per sq ft
2nd	13,495	£39.50 per sq ft	£15.18 per sq ft
1st	10,671	£39.50 per sq ft	£14.51 per sq ft
Ground	3,827	£39.50 per sq ft	£21.03 per sq ft
Total	43,545		

EPC

This property has been graded as 95 D.

Rent

£45 per sq ft See range below

Business Rates

Rates Payable (2018/2019): £21.03 per sq ft

Estimated

Service Charge

£13.75 per sq ft
(estimated)



Contacts

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



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Rev _ 21/11/14 Preliminary Issue
Rev A 16/02/15 Redrawn to suit Building survey details

CHUBB INSURANCE

GROUND FLOOR, ONE AMERICA SQUARE, LONDON

PROPOSED PARTITION / FINISHES LAYOUT

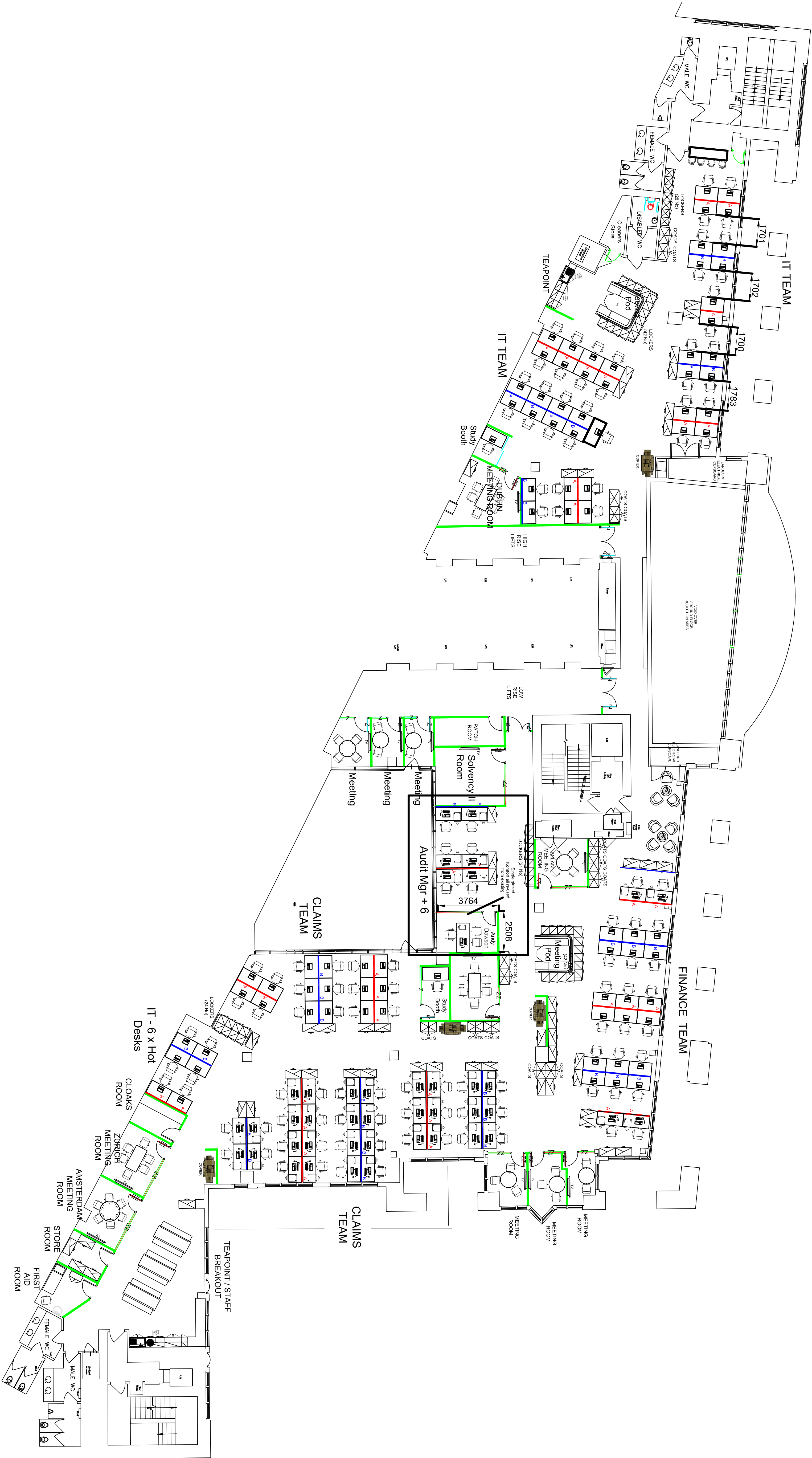
Revision Code	Drawing Scale
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Date

Drawn By

47 Greshams Way,
Edenbridge, Kent TN8 5NY
Tel: 01732 862810

GROUND FLOOR



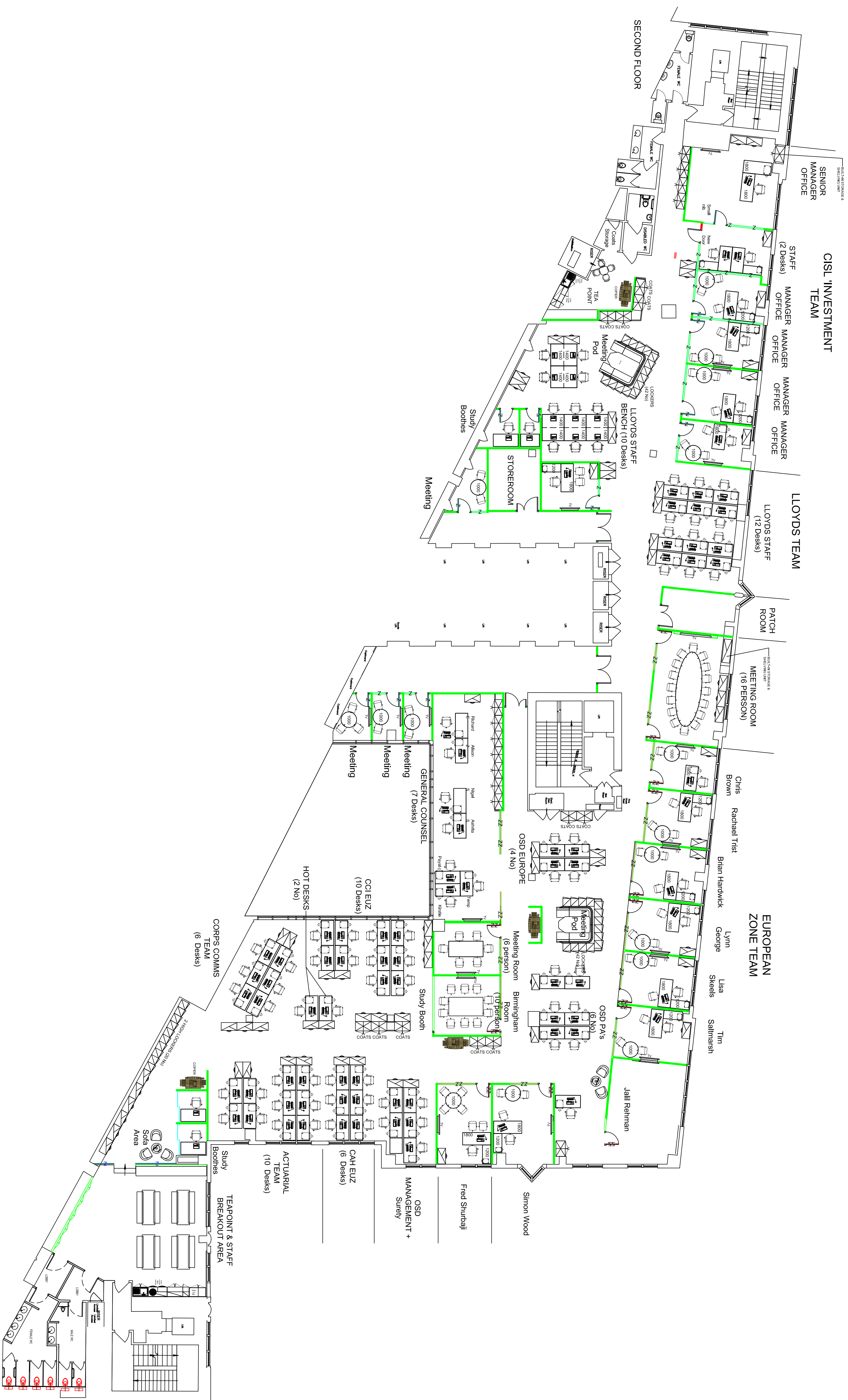
FIRST FLOOR

THIS DRAWING MUST NOT BE SCALED.
ALL DIMENSIONS ARE TO BE CHECKED
ON-SITE PRIOR TO WORK COMMENCING

Revision Details:	
Rev __	30/01/14 Preliminary Issue
Rev A	10/04/14 Updated to suit revised requirements and surveyed building outline
Rev B	08/08/14 Minor updates to layout detail only
Rev C	12/09/14 Minor updates to layout detail only
Rev D	17/09/14 Minor updates to layout detail only
Rev E	22/09/14 Minor updates to layout detail only
Rev F	12/10/14 Finance area layout revised. Desk allocation updated. Meeting room added to IT area
Rev G	05/11/14 Teapoint pods added
Rev H	13/11/14 Minor updates to layout
Rev K	17/11/14 Minor update to Teapoint furniture
Rev L	08/01/15 Building outline amended to Plowman Craven survey detail and furniture layout amended accordingly.

Rev M	14/01/15 Tea Point partition removed. Partition, glazing & door spec amended. Partition notes added.
Rev N	02/02/15 First Aid room added (meeting and store rooms revised to suit)
Rev P	05/02/15 Various minor updates shown clouded
Rev R	09/02/15 Lockers and Coats added. Door moved to meeting room. TVs moved to agreed locations
Rev S	11/02/15 Partition and desk layout update (shown clouded)
Rev T	13/02/15 Minor changes to furniture layout only
Rev V	04/03/15 Furniture Screen Colours added only

Client			
CHUBB INSURANCE			
Project			
ONE AMERICA SQUARE, LONDON			
Title			
FIRST FLOOR PROPOSED LAYOUT - OPTION 01			
Drawing no.	Revision Code	Drawing Scale	Date
1547/01/GA/01	V	1:125@A1	30.01.14
			Drawn By
			AR



SECOND FLOOR

GRESHAM

Design Consultants

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ON-SITE PRIOR TO WORK COMMENCING

47 Greshams Way,
Edenbridge, Kent TN8 5NY
Tel: 01732 862810

Rev O	19/01/15	Building outline updated to Pwman Caven survey, details of building added
Rev M	08/01/15	Building outline updated to Pwman Caven survey, details of building added
Rev N	18/01/14	Corporate Comms team area replanned
Rev L	20/11/14	General Counsel area replanned
Rev L	17/11/14	CCO ELZ area replanned
Rev P	05/02/15	Various minor changes shown clouded
Rev P	05/02/15	Lockers and Coats added, TV's moved to agreed locations
Rev R	11/02/15	Minor furniture updates only
Rev S	13/02/15	Minor furniture updates only
Rev V	19/02/15	Cellular officers replanned in CISTL Team area

Rev X 04/03/15 Furniture Screen Colours added only
Rev Y 02/04/15 3 no Meeting Rooms adjusted to suit 'As Built' dimensions, Boardroom TV wall amended
Rev Z 30/04/15 Offices replanned to suit revised requirements

Client	CHUBB INSURANCE			
Project	ONE AMERICA SQUARE, LONDON			
Title	SECOND FLOOR PROPOSED LAYOUT			
Drawing no.	Revision Code	Drawing Scale	Date	Drawn By
1547/02/GA/01	Z	1:125@A1	30.01.14	AR

INTERNATIONAL TEAM

Chris Giles
Office

International 1

Office

International 2

International 3

Julie Chalmers
Office

TERRACE

UK
MANAGEMENT
TEAM

JEREMY
MILES

KELLY
MADELY

BRUCE
ROBERTSON

DAVE
WOOLLARD

KATERNA
KIKILIOU

TARA
PARCHMENT

ANDY
FRANCIS

JON
NOTTINGHAM

PA

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SEVENTH FLOOR

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Rev C	12/09/14	Minor updates to layout detail only
Rev D	17/09/14	Minor updates to layout detail only
Rev E	12/10/14	PA's area revised and Desk allocations updated
Rev F	22/10/14	Desk added to HR area
Rev G	05/11/14	Teapoint layouts added
Rev H	12/11/14	Minor update, glazing added
Rev J	17/11/14	Teapoint furniture layout updated
Rev K	10/12/14	Column added and CAH team and Boardroom replanned accordingly.
Rev L	08/01/15	International Team replanned with extra office. Building outline updated to Plowman Craven survey details

CAH

CPI TEAM

CPI TEAM

Client
CHUBB INSURANCE

Project
ONE AMERICA SQUARE, LONDON

Title
SEVENTH FLOOR PROPOSED LAYOUT

Drawing no. 1547/07/GA01

Revision Code

X

Drawing Scale

Date

30.01.14

Drawn By

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