

# To Let

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

5,000 sq ft

- High-quality fit out
- Furniture available
- Outstanding views of Central London
- Excellent natural light
- On site gym 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.

## 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 for a term until 14 May 2025.

## Accommodation

The part 11th floor offers 5,000 sq ft of 'plug & play' accommodation with a contemporary, high quality fit out and furniture available. The floor benefits from a high quality kitchen and break out area, additional tea point, and open plan working area all with excellent levels of natural light and expansive panoramic views of Central London.

Floor areas are estimated and remain subject to confirmation.

Floor / Unit	Size	Sq ft	Rent	Possession
11th	5,000 sq ft	5,000	£55 per sq ft	Immediate

## EPC

This property has been graded as 95 D.

## Rent

£55 per sq ft

## Business Rates

Rates Payable (2018/2019): £23 per sq ft

## Service Charge

£14.30 per sq ft



## Contacts

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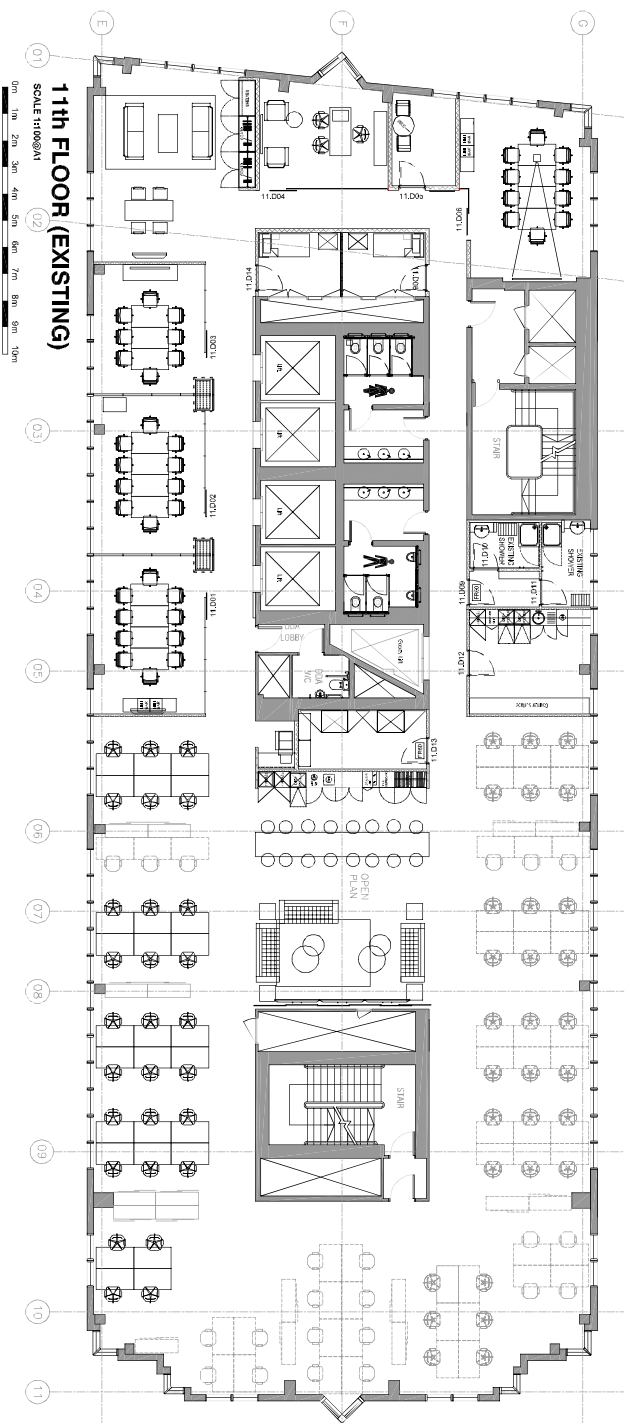
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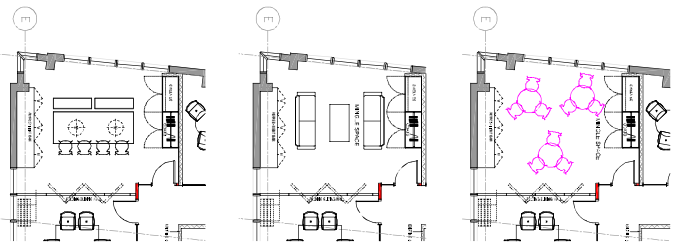




**11th FLOOR (EXISTING)**

SCALE 1:100@A1

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m



**11th FLOOR (Proposed-option-4)**

SCALE 1:100@A1

0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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**SUBJECT TO SITE SURVEY**  
**CHECK SURVEY UNDERTAKEN ONLY**  
**BUILDING PARAMETERS TAKEN FROM DRAWINGS PROVIDED**  
**BUILDING PARAMETERS TAKEN FROM AS BUILT DRAWINGS PROVIDED**

NO.	REVISION	DATE
1	PRE-CONTRACT	10/20/2010

**Morgan Lovell**

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**BT PENSIONS FUND**  
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Project No.	Sheet	Drawing No.	Date
11/08/04/1	28/02/10	10/10	10/10