

ONE  
AMERICA  
SQUAR3

3,827 - 43,545 Sq Ft  
Fitted out offices to let

[oneamericasq.com](http://oneamericasq.com)

3.



## Perfectly located

Situated in a prime location within EC3 – the area attracts many of the world’s leading insurance, professional and finance occupiers.

Close to the vibrant City fringe around Aldgate – the location offers a diverse amenity mix with numerous hotels, leisure and retail offerings near by. Whilst a number of London’s leading historical attractions are also on the doorstep.



6.



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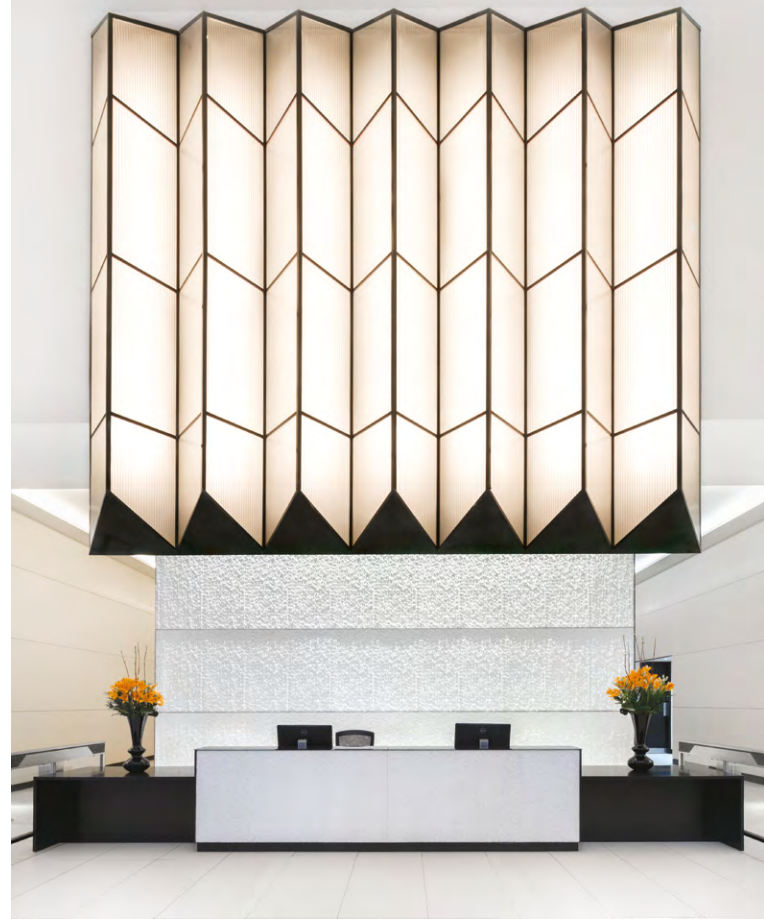


1. Reception
2. External
3. Sky Garden
4. Leadenhall Market
5. St Katharine Docks
6. Natural Kitchen

# A landmark office building in the City

One America Square has recently been refurbished, including new contemporary building entrance and common parts.

The available accommodation was refurbished in 2015 and offers 43,545 Sq Ft of space in a plug and play condition.



1.



2.



# Setting a higher standard

- Self contained entrance
- 7th floor terrace
- 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



1. Reception
2. External
3. Self contained reception
4. 7th floor break out space
5. Ground floor lift lobby
6. 7th floor space
7. 7th floor terrace



# Contemporary space that works

Available by way of a sublease(s).  
For a term until March 2027.

## Schedule of areas

Floor	Sq Ft	Sq M
7th	15,552	1,444.8
2nd	13,495	1,253.7
1st	10,671	991.4
Ground	3,827	355.5
<b>Total</b>	<b>43,545</b>	<b>4,045.4</b>



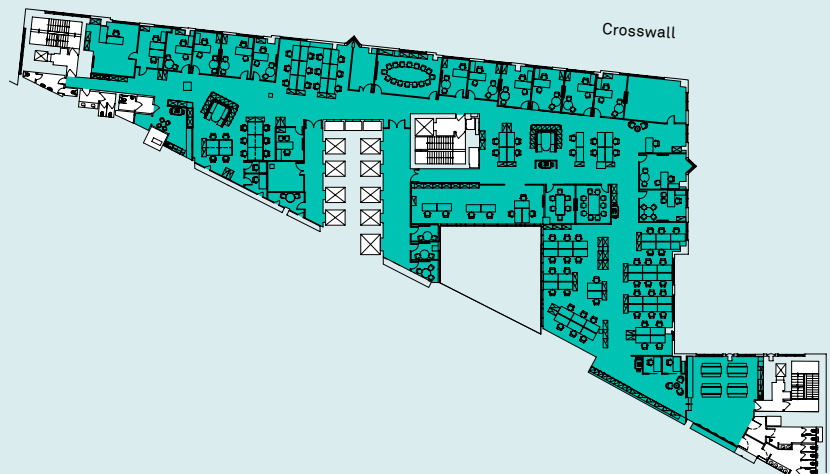
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## 2nd floor

13,495 Sq Ft (1,253.7 Sq M)

Open Plan Desks	79
1 Person Office	14
2 Person Office	1
16 Person Meeting Room	1
10 Person Meeting Room	1
6 Person Meeting Room	1
2/3 Person Meeting Room	4
Quiet Room	4
Informal Meeting Pod	2
Break Out Area / Tea Point	2

**Occupancy Ratio 1:13.2 Sq M**

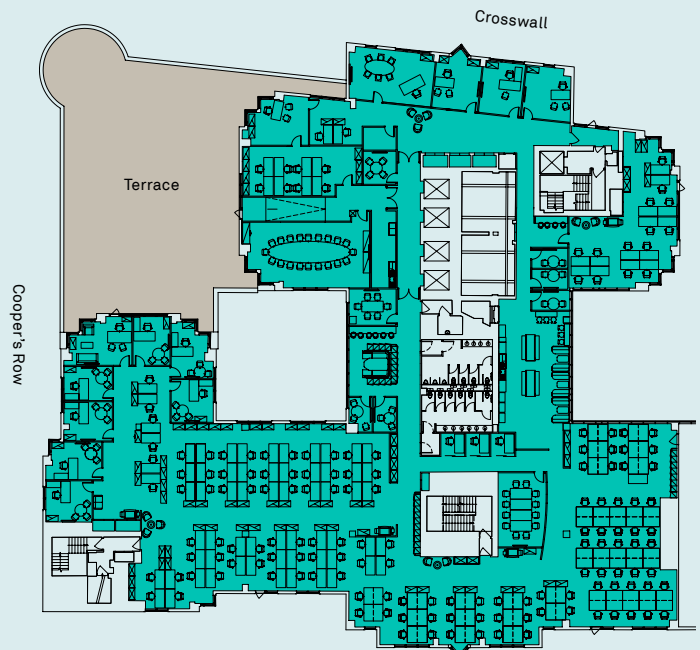


## 7th floor

15,552 Sq Ft (1,444.8 Sq M)

Open Plan Desks	153
1 Person Office	13
20 Person Meeting Room	1
12 Person Meeting Room	1
6 Person Meeting Room	1
4 Person Meeting Room	1
2/3 Person Meeting Room	5
Quiet Room	3
Informal Meeting Pod	1
Break Out Area / Tea Point	2

**Occupancy Ratio 1:8.7 Sq M**



● Office ● Core ● Terrace

N

For indicative purposes only. Not to scale.

# Connected

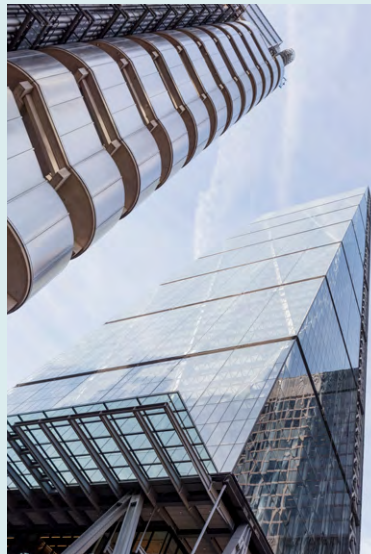
Transport options are excellent with Tower Hill and Aldgate underground stations providing fast and frequent services across London and the south east.

Fenchurch Street station is within easy reach – whilst Liverpool Street station is approximately a 15 minute walk away – which will provide Elizabeth Line services from later this year.

## Walk times

Tower Hill			2 mins
Fenchurch St.			2 mins
Aldgate			5 mins
Bank			13 mins
Liverpool St.			15 mins

All journey times taken from the building. Source - TfL.



## Viewing

Strictly through sole letting agents.

## Terms

Upon application.

### Nick Lines

020 7399 5693

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### Richard Norton

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### Claire Watson

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