

GRADE A OFFICE SPACE TO LET  
4,940 SQ FT AVAILABLE



20  
**ALDERSGATE**  
LONDON EC1





## DESCRIPTION

200 Aldersgate is an iconic building providing Grade A office accommodation.

Located less than 3 minutes walk from St Paul's tube and 5 minutes from Farringdon, 200 Aldersgate offers an exciting work environment and boasts an outstanding range of facilities and amenities.

The part sixth floor north at 200 Aldersgate provides 4,940 sq ft of Category A office accommodation, available direct from the Landlord. Recently refurbished to a high specification, the space offers striking London skyline views with two private roof terraces and 234 sq ft of storage.



## SPECIFICATION

- Fan-coil air conditioning
- 234 sq ft of storage available
- Metal-tiled suspended ceilings
- LED lighting
- Wired Score - Platinum

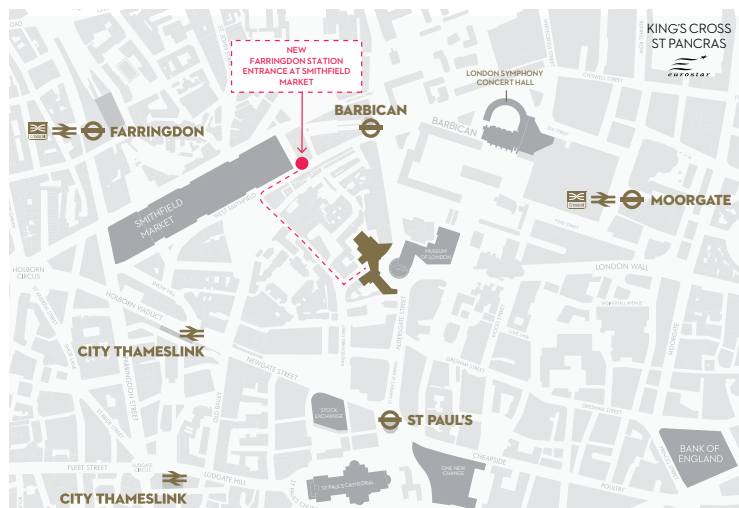
## AMENITIES



CAFE 200 • VIRGIN ACTIVE GYM • BUSINESS LOUNGE • TREATMENT ROOMS • CHANGING ROOMS • LUXURY SHOWERS • BIKE STORE • DRY CLEANING • 24 HOUR ACCESS

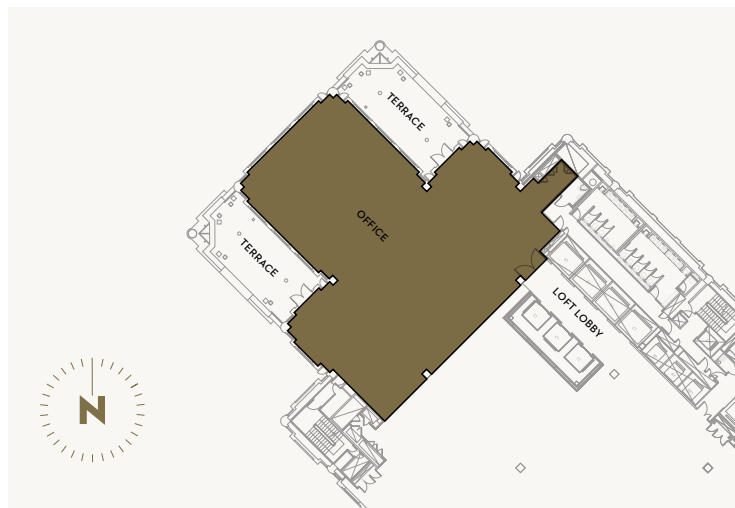
## LOCATION

- Located in the northern City fringe
- 5 minute walk to Farringdon (Crossrail)
- 3 minute walk to St Paul's tube station
- 2 minute walk to Barbican tube station



## TENANCY

FLOOR	AREA (sq ft)
Part 6th North	4,940
Total	4,940



## CONTACTS

**Simon Conie**

t: 020 7182 3403

m: 07702 974 333

e: simon.conie@cbre.com

**Tom Meijer**

t: 020 7182 2778

m: 07540 595 379

e: tom.meijer@cbre.com

**Polly Norris**

t: 020 3257 6234

m: 07771 021 819

e: Polly.Norris@cbre.com

## TERMS

**Lease:**

Available now on a new flexible lease direct from the landlord

**Quoting rent:**

£75.00 per sq ft pa

**Rates (est):**

£22.85 per sq ft (2018/19)

**Service charge:**

£12.10 per sq ft

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