

To Let

3,722 sq ft

200 Aldersgate, London, EC1A 4HD



Description:

Spectacular modern building in the City of London within a 5 minute walk from St Paul's and Farringdon stations. The building enjoys a double height ground floor reception with a comfortable lounge and adjoining café.

Location:

Central London close to the Barbican centre with views overlooking a court yard or St Martins Le Grand.

Amenities:

- 24 Hour access & security
- Air conditioning
- Bike racks
- Showers
- Breakout areas
- VOIP technology

Lease:

A new sub lease is available for a term by arrangement to May 2028 subject to rent review in May 2023. The lease will be without security of tenure-

Floor	Sq Ft	Sq M
Part 3rd	3,722	346

Rent:

£54.50 psf

Rates Payable:

£22.65 psf pa 2018/19

Service Charge:

Est. £12.87 psf pa excl.



Richard Clarke

t: 020 7367 5530

e: rclarke@matthews-goodman.co.uk

Harry Whitaker

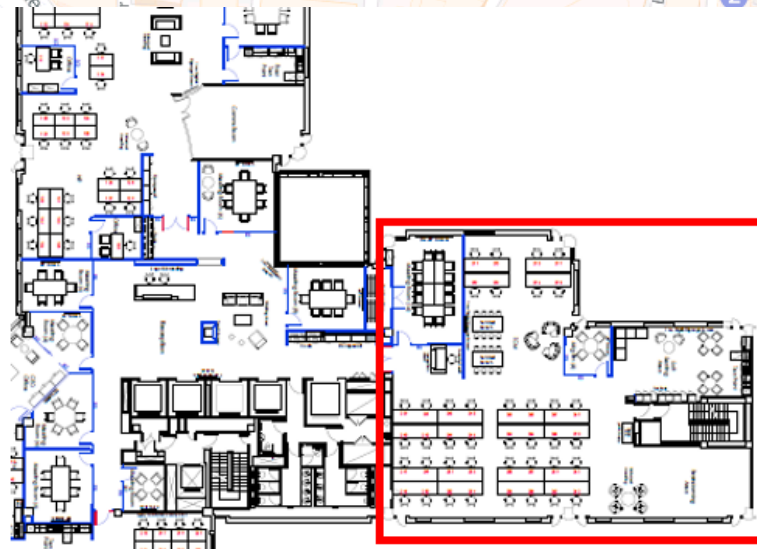
t: 020 7747 3120

e: hwhitaker@matthews-goodman.co.uk

To Let

3,722 sq ft

200 Aldersgate, London, EC1A 4HD



DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 8) Date of Publication: February 2019.