



AVAILABLE TO LET

200 Aldersgate Street

200 Aldersgate, London, UK EC1A 4HD



Office for rent, 10,104 sq ft, £57.50 psf

To request a viewing call us on 020 7606 0606

For more information visit <https://realla.co/m/38045-200-aldersgate-street-200-aldersgate>

Rob Macnab
rob.macnab@knightfrank.com

Toby Pritchard-Davies
toby.pritchard-davies@knightfrank.com

200 Aldersgate Street

200 Aldersgate, London, UK EC1A 4HD

To request a viewing call us on 020 7606 0606



10,104 sq ft of fitted office space just south of Farringdon Tube Station

The part 6th floor offers fantastic fitted office accommodation with exceptional natural light and exclusive access to a 920 sq ft roof terrace.

Highlights

- 200 Aldersgate totals approximately 445,265 sq ft and is located on prominent site just North of St Pauls. The property's location allows easy access to St Pauls, Barbican and Farringdon stations.
- The building was comprehensively refurbished by Helical in 2011 and benefits from two large receptions straddling the North and South side of the roundabout. The building also has a communal business lounge and best in class end of journey facilities.

Property details

Rent	£57.50 psf
Est. S/C	£12.08 psf
Est. rates payable	£22.60 psf
Building type	Office
Secondary classes	B1
Available from	Q1 2019
Size	10,104 Sq ft
VAT charges	The building is elected for VAT.
Lease details	A new effective FRI sublease is available on a term through to Dec 2022

Unit	Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Notes	Status	From
Part	6th	10,104	£57.50	£12.08	£22.60	£931,386.72	Fitted floor with private roof terrace	Available	11/12/2018

* All sizes NIA

More information

[Visit microsite](#)

<https://realla.co/m/38045-200-aldersgate-street-200-aldersgate>

Contact us

Knight Frank (City)
Woolgate Exchange, 25 Basinghall Street,
London EC2V 5HA
www.knightfrank.co.uk/
020 7606 0606

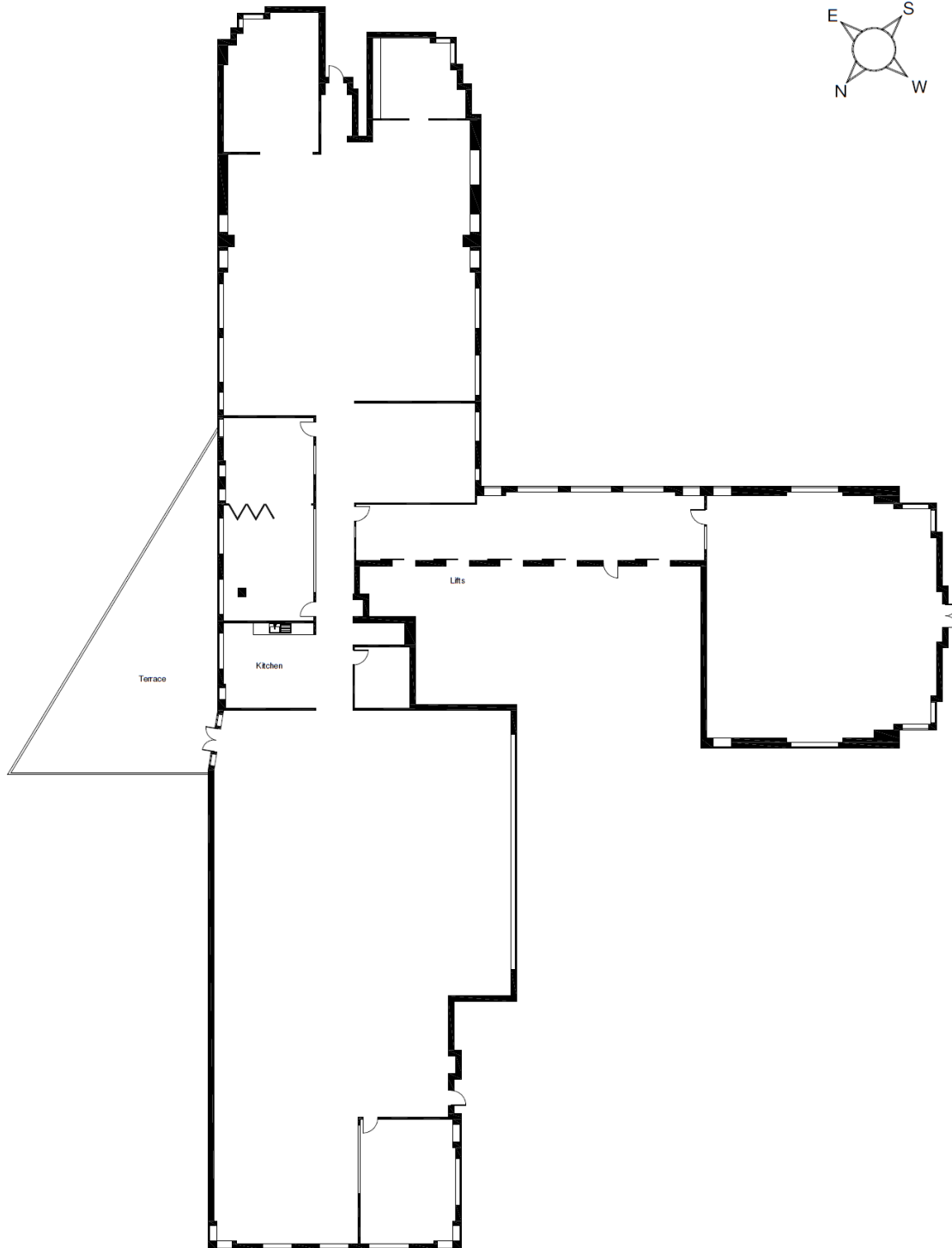
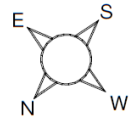
Rob Macnab
Knight Frank
020 7861 5354
rob.macnab@knightfrank.com

Toby Pritchard-Davies
Knight Frank
020 7861 5212
toby.pritchard-davies@knightfrank.com

Quote reference: RENT-38045
Strictly by appointment through the sole agents

05/02/2019 Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Part 6th, Aldersgate, EC1A



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8371647/TML