

STONELINK

INTERNATIONAL

Welcome
to your
new office

5TH FLOOR | PORTSOKEN HOUSE | LONDON EC3N





HISTORIC
PORTSOKEKEN
WARD

PART OF
SOUTH FIELDS

PART OF
BISHOP'S
GATE
WARD

PART OF ADDERS

PETTING LANE

THE CLAYTON

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Summary

Portsoken House sits in a dynamic area and with the new Aldgate Square follows the completion of the nearby Helical Creechurch Place scheme by Helical and The Whitechapel Building by Derwent. International corporations such as Dell and Aecom, Uber and WeWork have moved here.



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Stonelink International present this stunning and spacious self-contained 5th Floor with 5178 square feet of office space in this landmark office building in the City of London and only moments from the new Aldgate Square.

The office has been designed and furnished to a very high standard and is an excellent opportunity for a growing SME or Boutique firm to move into with very little spend on the fixtures, fittings, board rooms, private offices, furniture and is now available on flexible lease terms with a number of options to choose from.

This historic building designed in 1928 by renowned architect George Val Myer, has undergone a comprehensive refurbishment with new lighting and upscale common areas, secure underground bicycle parking, showers with fresh towel service and new contemporary reception area.

With the Sir John Cass's Foundation Primary School and St Botolph without Aldgate Church nearby, this property also benefits from the convenient transport services with Aldgate Underground (Circle, Hammersmith and Metropolitan Lines), Tower Hill and Tower Gateway (DLR, Circle and District Lines), and Fenchurch Street (Overground) all within short walking distance of the office.

This building sits in the historic Portsoken Ward at the northern end of The Minories with bars, cafes, restaurants and all amenities on your doorstep.









Building & Office Features

- Landmark Office Building
- City of London
- Self-Contained Office Space
- Flexible Lease Terms
- High Standard Furniture
- Open Plans Areas
- Board Rooms
- Private Offices
- Air-conditioning
- Kitchen
- LED Lighting
- Two Lifts & Stairs
- Front Reception
- Secure On-Site Bicycle Parking

The Location

- Aldgate Underground 1 Min Walk
- Fenchurch Street Overground 5 Min Walk
- Tower Hill 6 Min Walk
- Liverpool St Underground 8 Min Walk
- London City Airport 6.5 Miles
- Heathrow Airport 20 Miles
- Sir John Cass's Foundation Primary School
- St Botolph without Aldgate Church









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Airport:
Approximately
20 miles to Heathrow.



Lifestyle

A short walk to the new Aldgate Square and you will find cool residential apartments, trendy cafes, artisan bakeries, curry houses, gourmet restaurants and many other local amenities.



The property is located close to excellent schools and colleges such as Sir John Cass's Foundation Primary School



London Underground:
Approximately One (1)
minute walk to
Aldgate.



Neighbourhood

The property is situated in Portsoken Ward in the City of London and a short walk to Fenchurch St, Lloyds of London and Leadenhall with top restaurants, cafe's, bars, pubs, supermarkets and necessary amenities all close by..



Buses
Approximately Two
(2) minute walk.



PORTSOKEN HOUSE

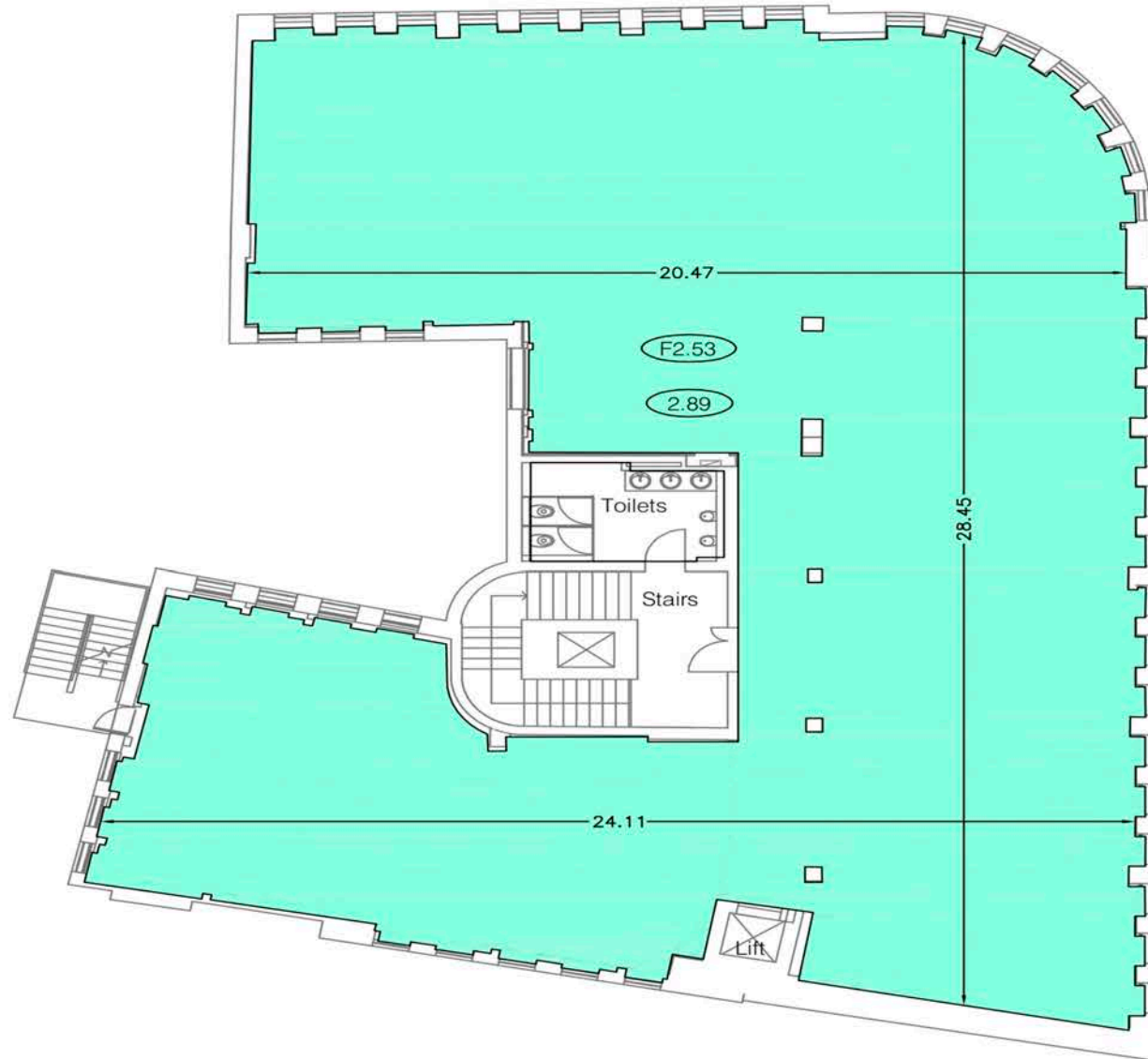
155 - 157 The Minories, EC3

Fifth Floor

Net Internal Area

| | | | |
|--|--------|------------|------------|
| | OFFICE | 481.0 sq m | 5178 sq ft |
|--|--------|------------|------------|

TOTAL NIA: **481.0 sq m** **5178 sq ft**



THE MINORIES

| | |
|-------|--|
| 0.00 | FLOOR TO CEILING HEIGHT (METRES) |
| F0.00 | FLOOR TO FALSE CEILING HEIGHT (METRES) |

Dwg No. **34184-A5-A**
 Issue A August 2015
 Scaled for presentation purposes



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Condition of Site:
 Occupied
Vacant
 Heavy Fit-Out
 Shell & Core
 Under Construction
Cat A Fit-Out

Notes:
 This drawing complies with the 6th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
 The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:
 A - Original Issue (August 2015)

Size: 5,178 sq ft / 481 sq mts (Approximately)

Lease Terms: Flexible Options to choose from i.e., 2 year Sub lease with the option of an immediate reversionary lease thereafter to the occupier thus giving the occupier certainty of term beyond June 2021.

Also, the option to take on a new lease within an agreed term or period - direct with the landlord - is on offer.

Rent: £55.00 per sq ft (Subject to Contract) – excluding VAT.

Service Charges: £57,200.00 per annum (Approximately) – excluding VAT.

Use Class: B1 (Business)

Important Notice

Stonelink International (London) Limited gives notice to anyone reading these particulars that:

1. The particulars do not constitute part of an offer or contract;
2. The particulars including text, photographs and plans are for the guidance only of prospective customers and must not be relied upon as statements of fact;
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4. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order;
5. All measurements are approximate.
6. VAT will be payable where applicable, at the prevailing rate, on all rent, service charges and costs.

Property Viewings

Strictly by appointment with Stonelink International. Prior to making an appointment to view the office, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with one of our brokers.





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To View the property and for further information:

Call: + 44 (0) 20 7993 4081

Email info@stonelinkinternational.com with the

Subject: '5th Floor Portsoken House Lease'

W: www.stonelinkinternational.com

