

FOR LEASE

# 2 America Square, EC3

2,900 - 9,378 sq ft available

NO VAT

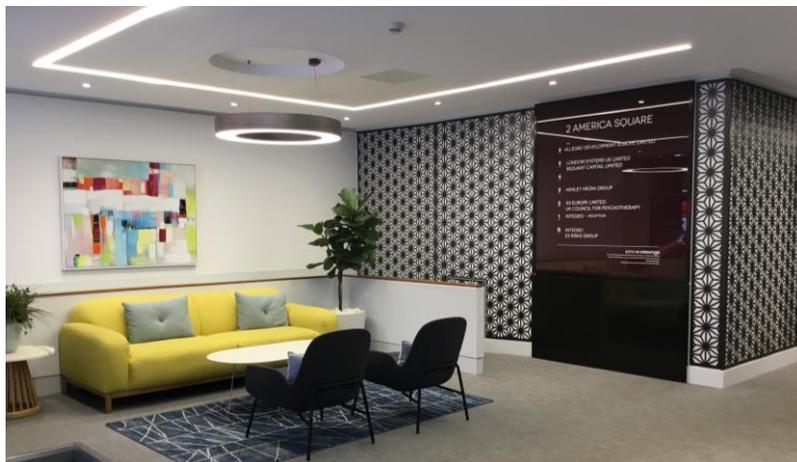


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**CBRE**

# FOR LEASE 2 AMERICA SQUARE

2,900 – 9,378 sq ft  
PLUG & PLAY OFFICE SPACE  
NO VAT



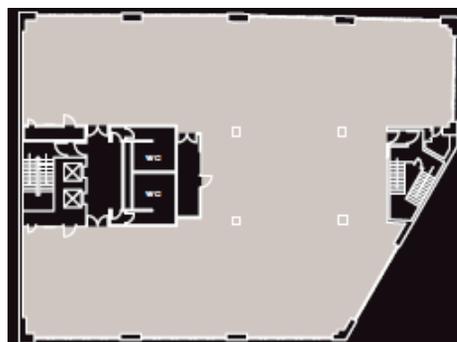
## READY FOR BUSINESS

- + NO VAT
- + Newly refurbished floors
- + 2 x kitchenettes in situ
- + New LED lighting
- + VAV air-conditioning
- + Fully accessible raised floors
- + 2 x 10 person passenger lifts
- + Manned reception

## AVAILABLE SPACE

Floor	sq ft
Level 1	6,478
Ground	2,900
<b>TOTAL</b>	<b>9,378</b>

## FLOORPLATE



## TERMS

- + Lease: By way of Sublease or Assignment for a term until March 2023
- + Passing rent: £23.41 psf pa (NO VAT)
- + Rates (2017/2018): est. £19.32 psf pa
- + Service charge (2017): £12.00 psf



## CONTACT US

### DAVID WILSON

+44 20 7182 8160  
+44 7584 339 242  
david.t.wilson@cbre.com

### FREDDIE MORRIS

+44 20 7182 2814  
+44 7702 976 192  
freddie.morris@cbre.com

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