

**fisher
german**

2 America Square

Leasehold | Offices

London, EC3N 2LU

2,840 - 35,702 Sq.ft (263 - 3,317 Sq.m)



To Let | £42.50 - £46.50 psf pa excl.



Key information



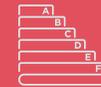
Price
£42.50 - £46.50
(per sq ft pa excl.)



Service charge
£10.00
(per sq ft pa excl.)



Business Rates
Est. £16.29
(per sq ft pa
(y/e April 2026))



EPC rating
B-E

2 America Square

2,840 - 35,702 Sq.ft (263 - 3,317 Sq.m)

Description

2 America Square is a modernised office building with a refurbished reception & end of journey facilities. The building offers efficient, rectangular floorplates of approximately 6,500 square feet with the 5th floor already split to accommodate various tenant size requirements. There are also 7 parking spaces available to tenants in the building.

Location

The building is situated in prime position straddling the financial City Core and fringe TMT markets. Situated on the East side of America Square, Fenchurch Street, Tower Gateway, Aldgate and Tower Hill stations are all a short walk away.

Amenities



Air Con



Reception



Meeting Rooms



Lifts



Bike Racks & Showers



Raised Floors

Further information

Rent

£42.50 - £46.50 per sq ft pa excl.

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Business Rates

Estimated at £16.29 per sq ft pa for the rating year April 2025 to April 2026. Parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account budget is £10.00 per sq ft pa excl.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is B-E.

VAT

The property is elected for VAT which is therefore payable on rent and service charge.

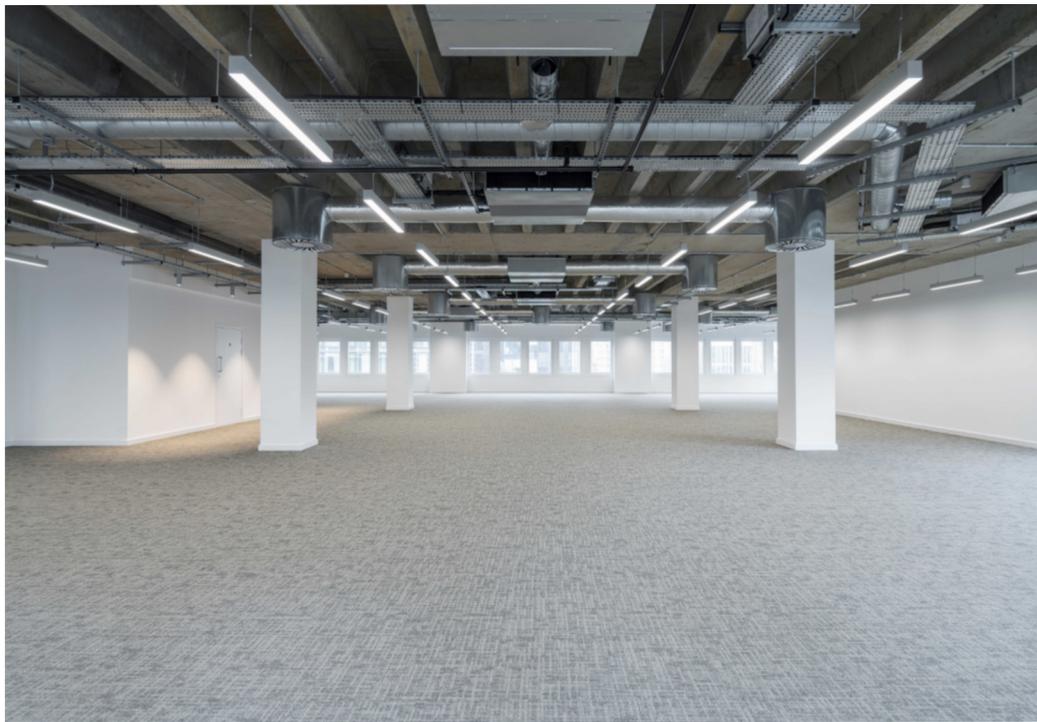
Viewings

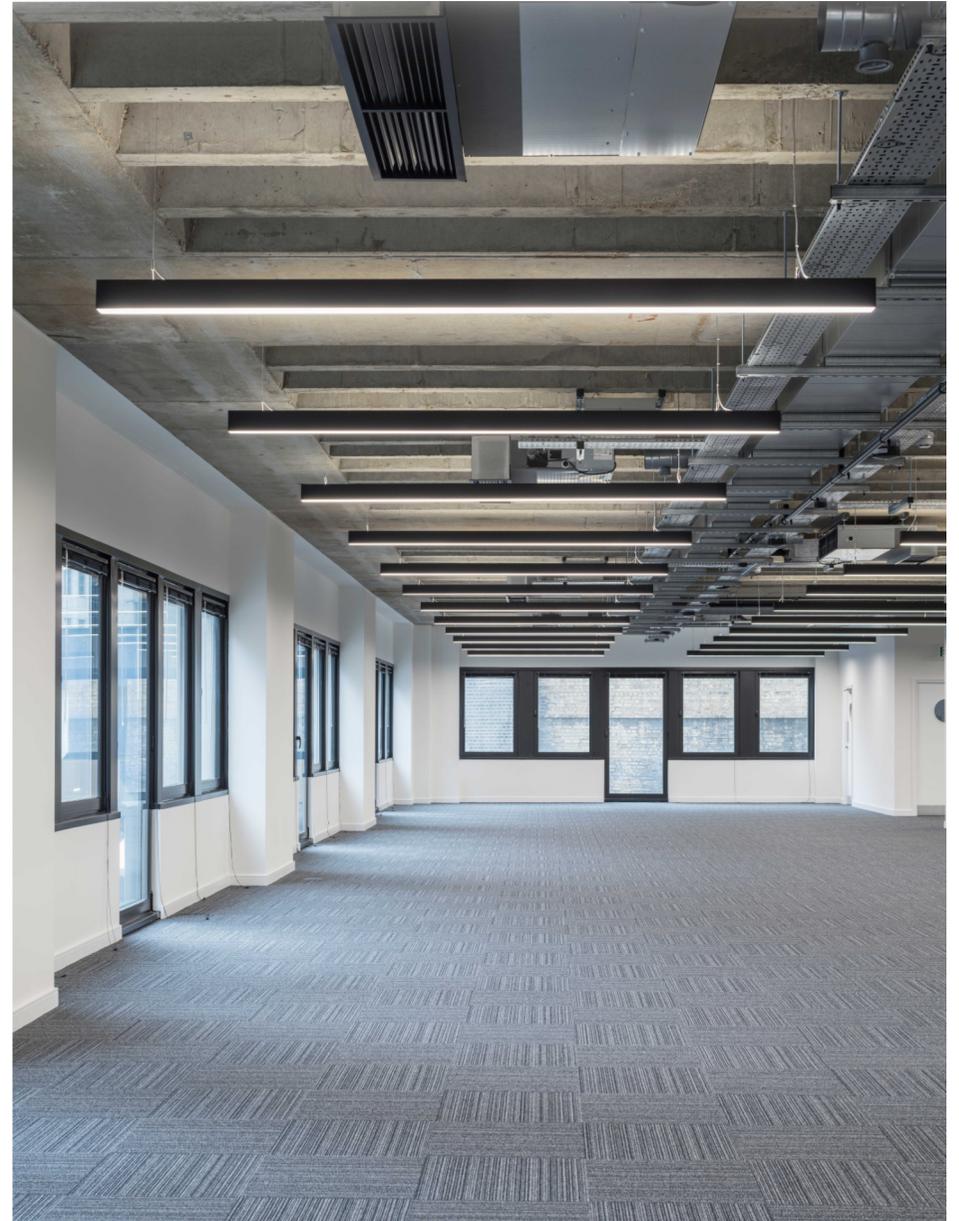
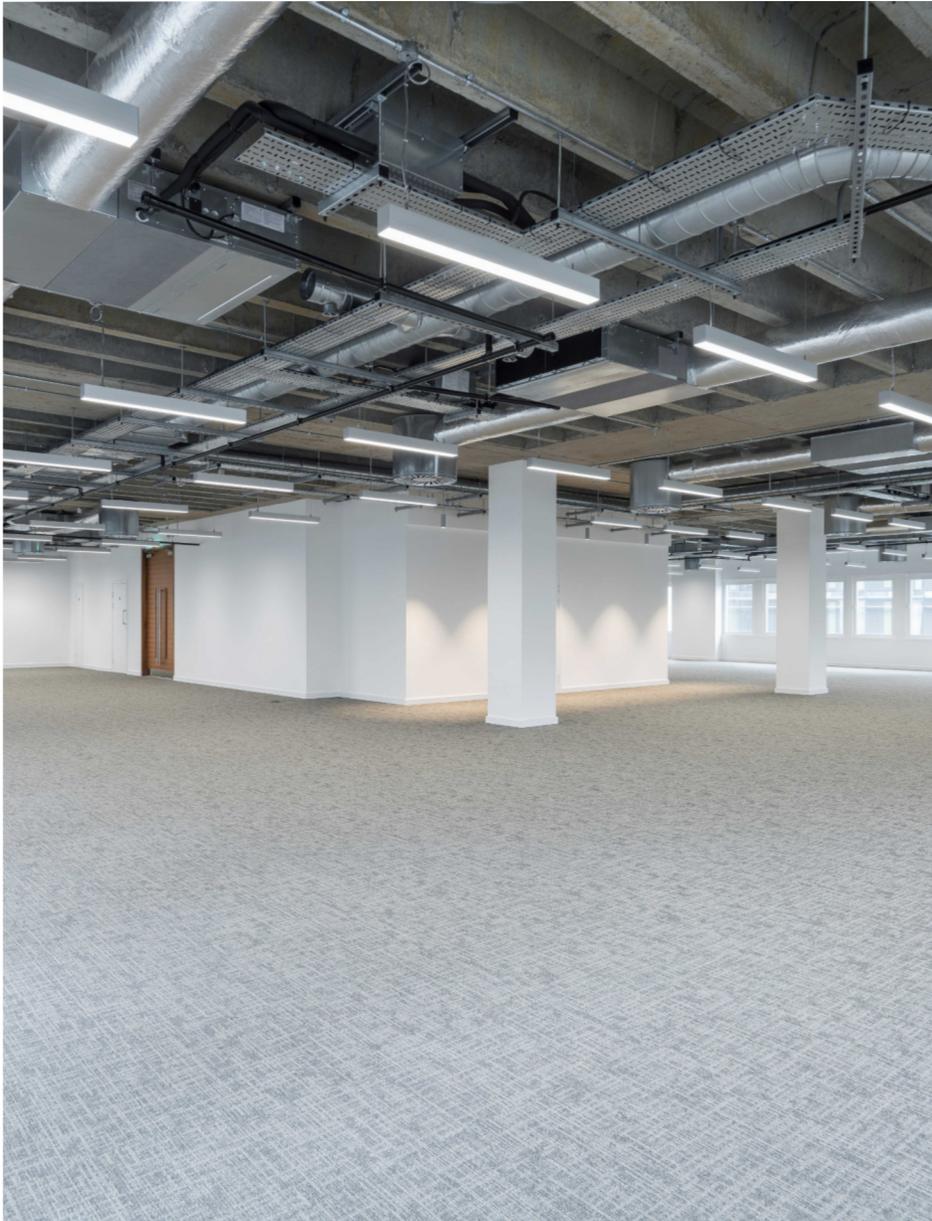
Strictly by arrangement through joint sole agents Fisher German LLP and Newton Perkins.

Accommodation

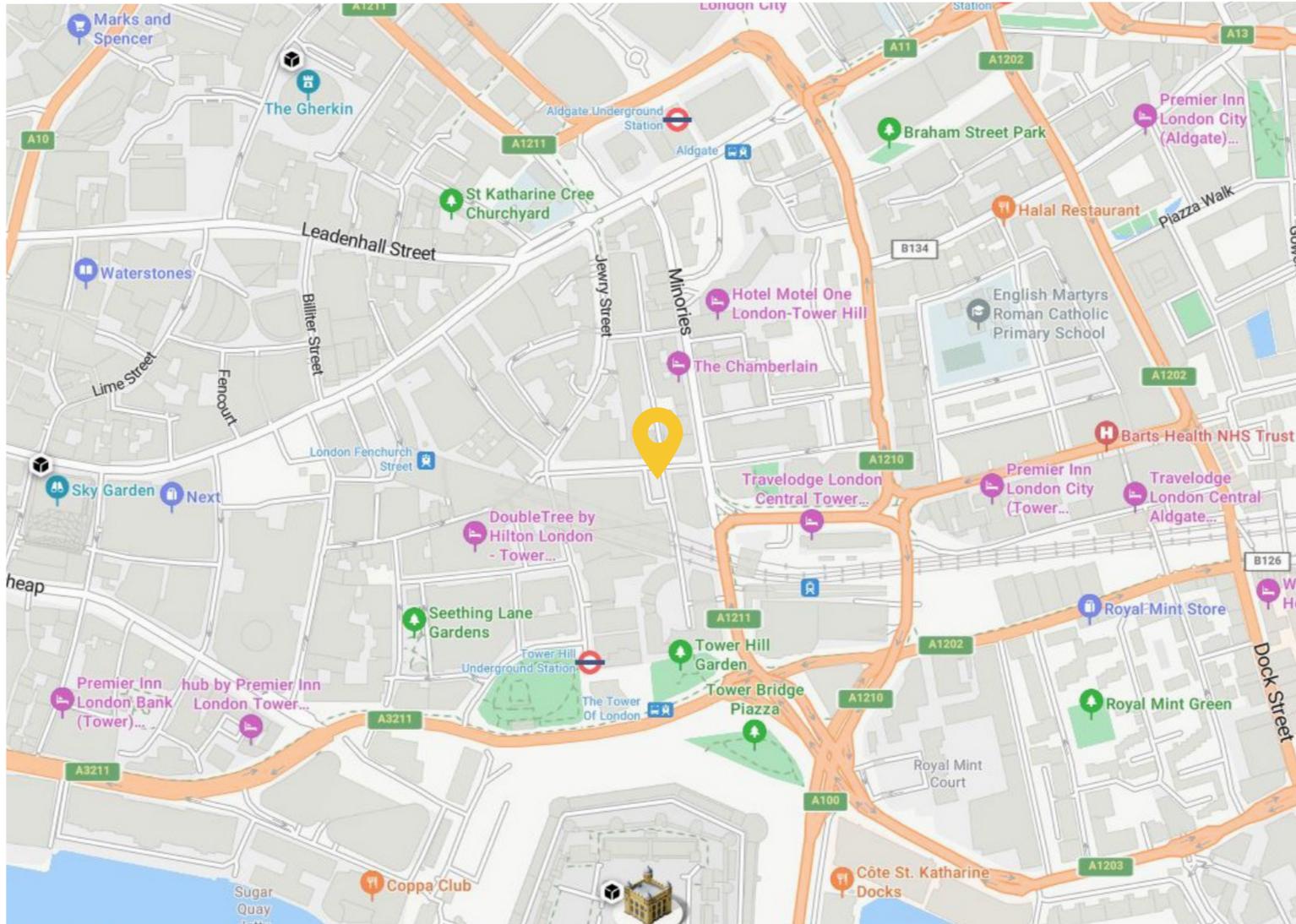
The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Sixth	6,238	580
Fifth East (Shell & Core)	6,400	595
Fifth West (Fitted Out)	3,483	324
Third (New CAT A)	6,429	597
Second East (Shell & Core)	3,832	356
First (New CAT A)	6,480	602
Ground (CAT A)	2,840	264





Location Map



Location

Address: 2 America Square, London
EC3N 2LU

What3words: ///scans.improving.best

Nearest Stations

Aldgate Underground Station:

4 min walk

Fenchurch Street Network Rail
Station:

4 min walk

Tower Hill Underground Station:

4 min walk

Tower Gateway Station (DLR):

6 min walk

Nearest Airport

London City Airport: 6.5 miles

Contact us



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Particulars dated March 2026. Photographs dated various.



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