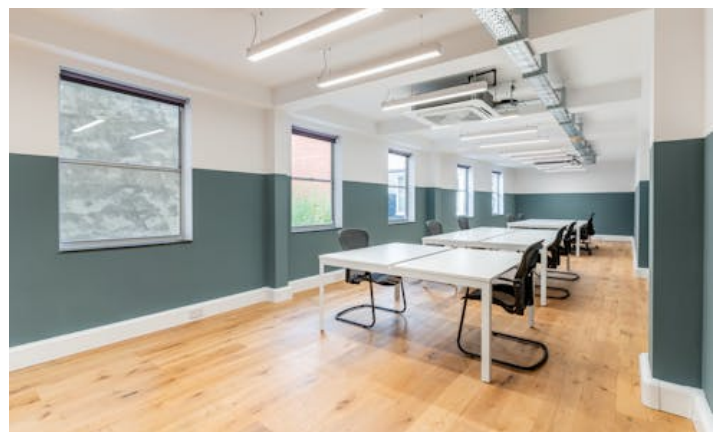
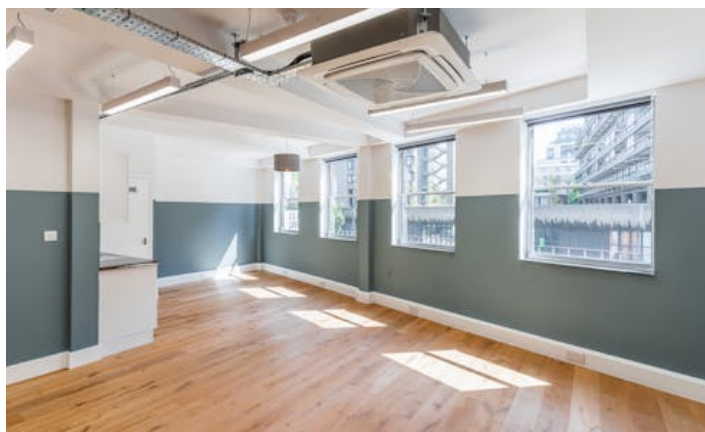


ELLIS BROWN

OFFICES TO LET

Comprehensively refurbished office space benefitting from exceptional natural light moments from Barbican Station.

123 Aldersgate Street, EC1A 4JQ
767 - 3,082 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

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767 - 3,082 sq ft

Description

123 Aldersgate Street offers media style office accommodation on the 1st floor. The floor has been comprehensively refurbished and benefits from excellent natural light from dual aspects, comfort cooling, a fitted kitchenette, LED lighting, generous floor to ceiling heights and a passenger lift.

Location

The building occupies an excellent Clerkenwell location, an area known for its rich history and as a focal point for design, creative and tech businesses. Close to the junction of Old Street and Clerkenwell Road, accessibility to Farringdon in the East and Shoreditch to the West is exceptional. The building is less than a minutes' walk from Barbican station and less than 5 minutes' walk to Farringdon's new Long Lane Elizabeth line station, which will make the locality one of the main commuter destinations in London.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	1,175	109.16	£39.50	£17.10	£5.52	£6,082.58	£72,991	Available
1st	1,140	105.91	£39.50	£14.21	£5.52	£5,626.85	£67,522.20	Available
Ground	767	71.26	£39.50	£13.52	£4.50	£3,676.49	£44,117.84	Available
Total	3,082	286.33	£39.50	£14.94	£5.18	£15,385.92	£184,631.04	

Features

- Open plan office space
- Comfort cooling
- Perimeter trunking
- Wooden flooring
- Generous floor to ceiling heights
- Passenger lift
- 24 hour access

EPC

On application

Terms

On application

VAT

On application

Contact

Toby Thomas
07494 292 759
tthomas@ellisbrowncommercial.com

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

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