

120 ALDERSGATE ST

EC1A

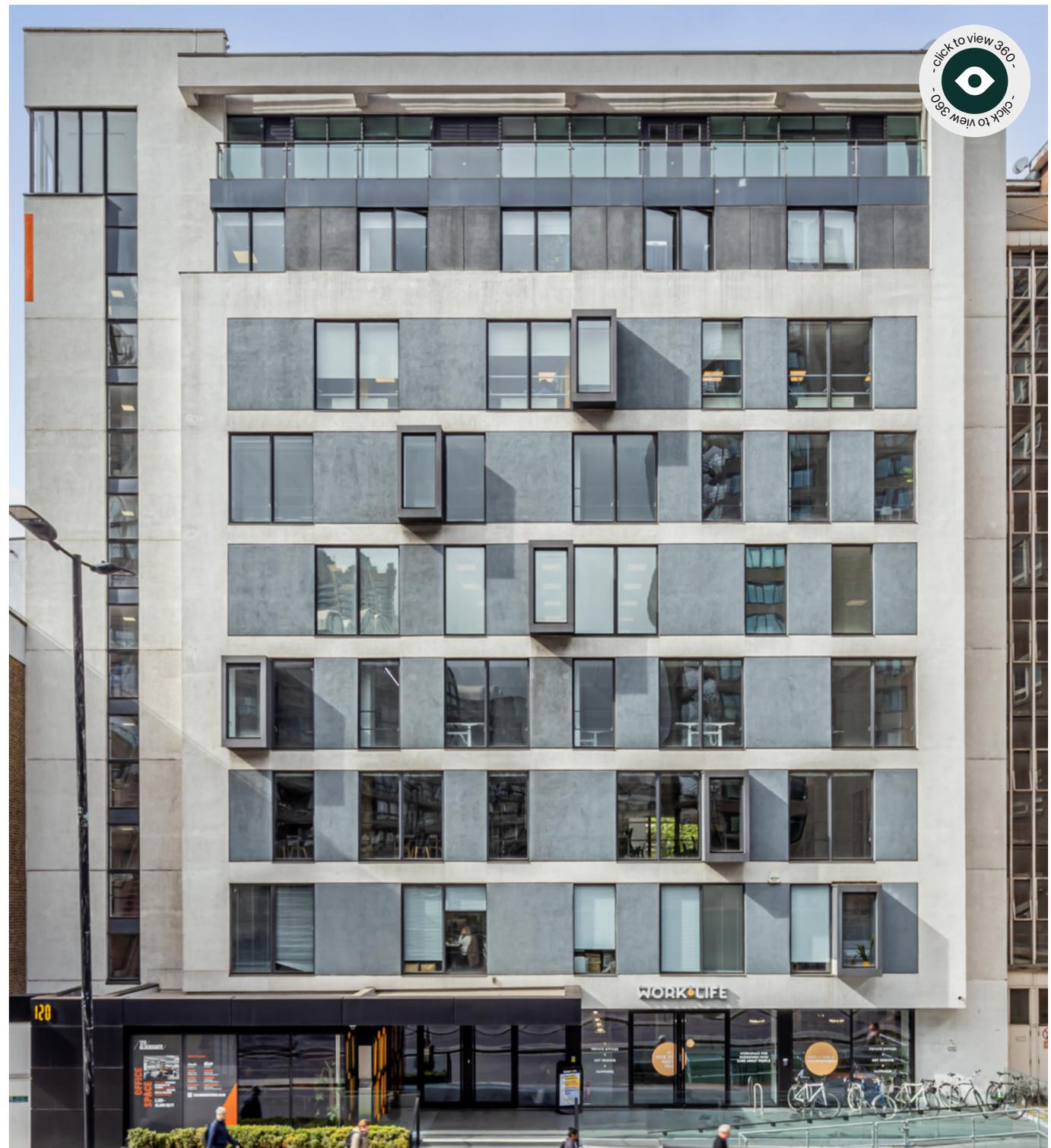


120 Aldersgate St, EC1A

Fully Fitted Office Space

- » 4th, 6th & 7th floors
- » 3,966 sq.ft - 11,635 sq.ft
- » Fully fitted

DEVONO



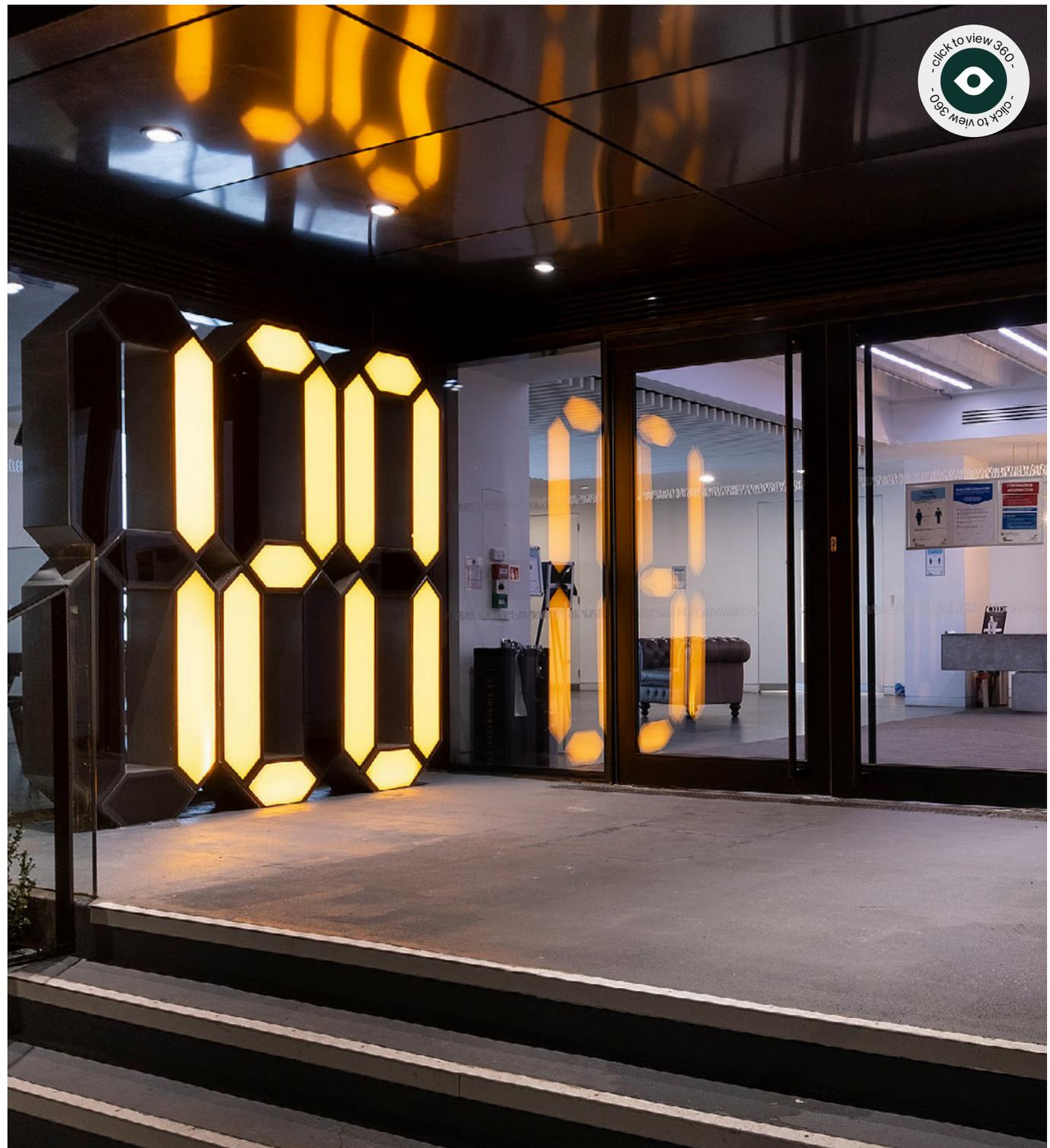


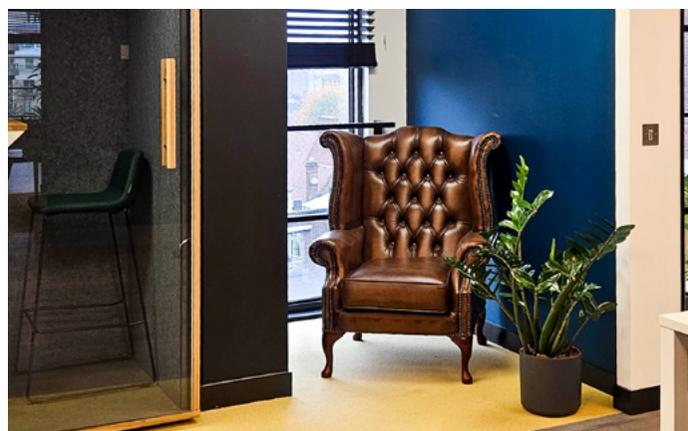
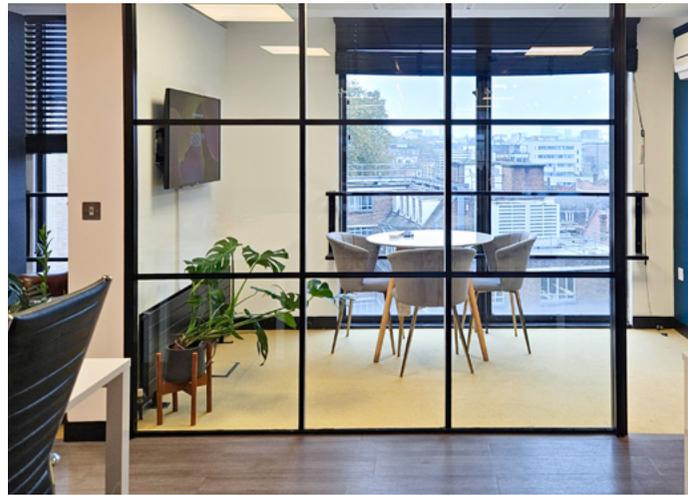
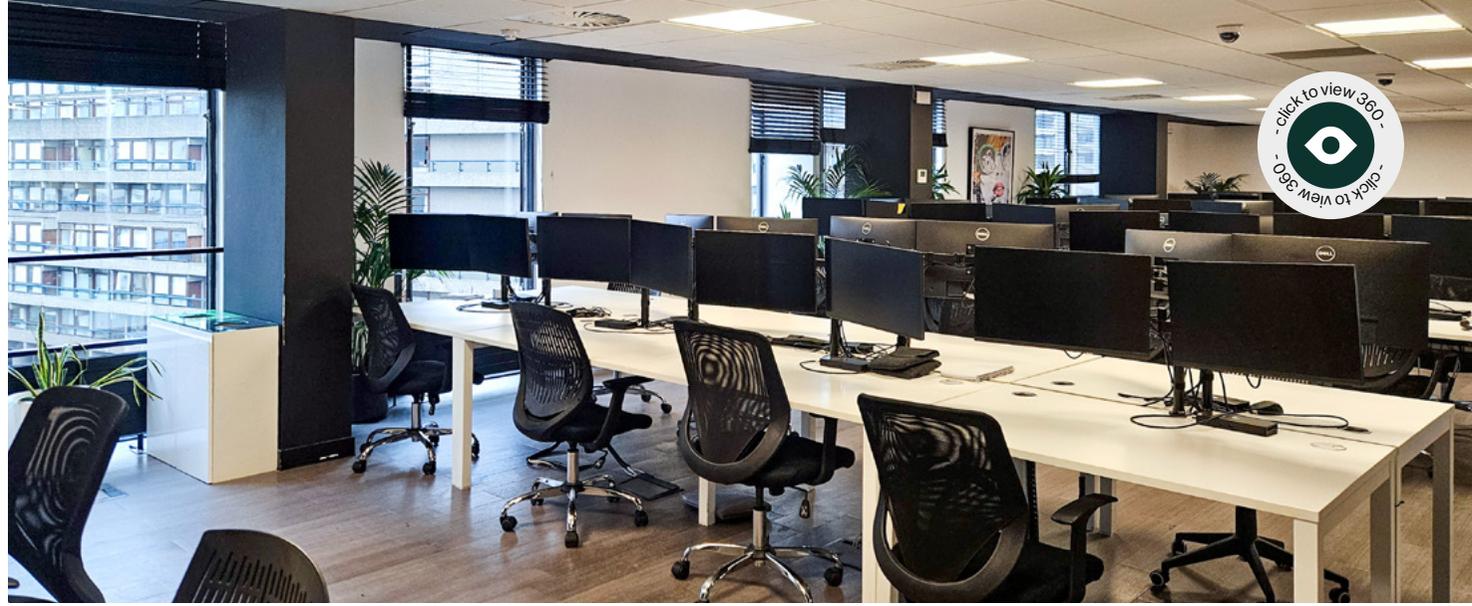
120 Aldersgate St, EC1A

Description

- » 66-120 desks
- » 14 Meeting rooms
- » 2 Offices
- » 2 Informal meeting areas
- » Kitchens and breakout areas on all floors
- » 100 plus staff lockers

DEVONO









120 Aldersgate St, EC1A

Location

The property is on the western side of Aldersgate Street within very close proximity to **Barbican Underground Station** and **Barbican Railway Station**. **Farringdon Station** is located near by on Long Lane giving excellent access to the Elizabeth Line.

- » Barbican  1 minute
- » Farringdon  2 minutes
- » St Paul's  7 minutes



-  Barbican (Circle, Hammersmith & City, Metropolitan)
-  Farringdon (Elizabeth Line, Thameslink, Circle, Hammersmith & City, Metropolitan)
-  St Paul's (Central)



120 Aldersgate St, EC1A

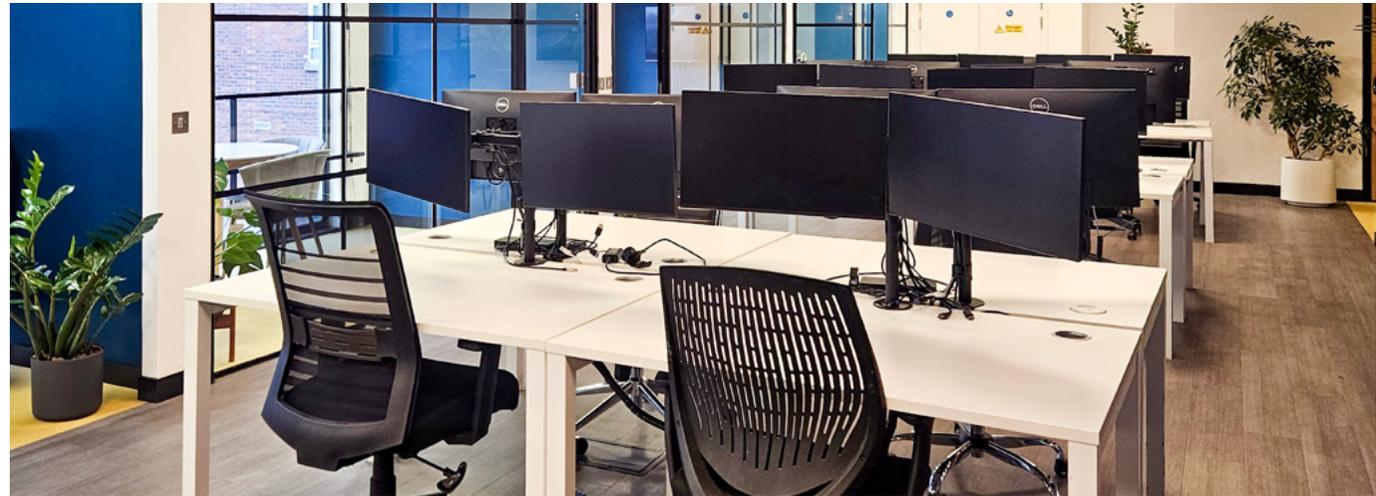
Terms

The 4th, 6th and 7th floors are available by way of a flexible sublease for a maximum term of 24th October 2030. Alternatively, an Assignment of the existing leases is also available.

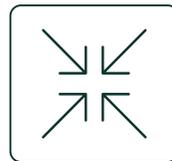
- » Rent: £45.00 per sq.ft
- » Business Rates: £18.55 per sq.ft
- » Service Charge: £11.84 per sq.ft

The 4th, 6th and 7th floors are also available on a managed basis delivered by Made at an all inclusive cost of £41,974 per month per floor.

DEVONO



Amenities.



FULLY FITTED



EFFICIENT
LAYOUT



EXCELLENT
LOCATION



WC'S



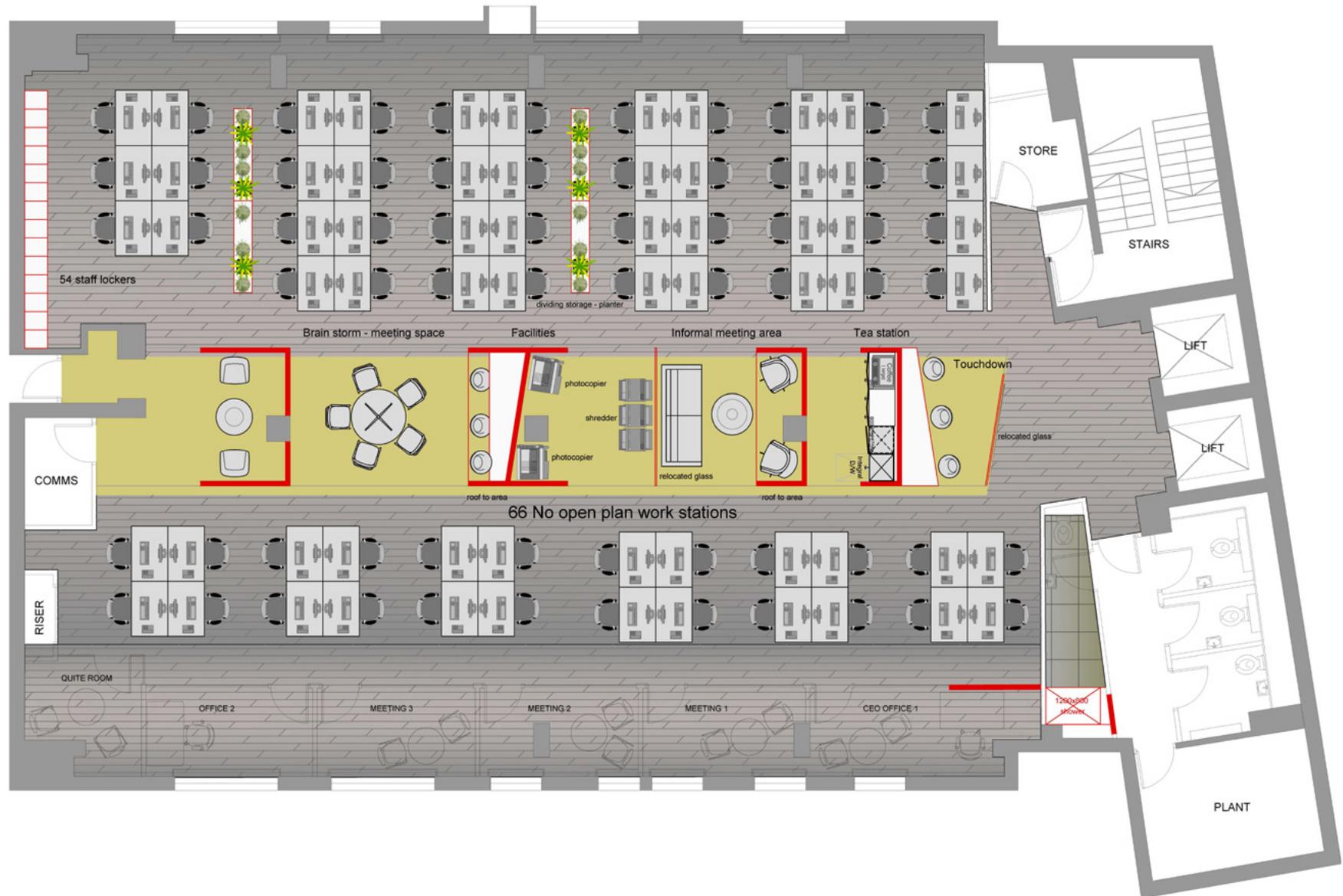
2 PASSENGER
LIFTS

7TH FLOOR



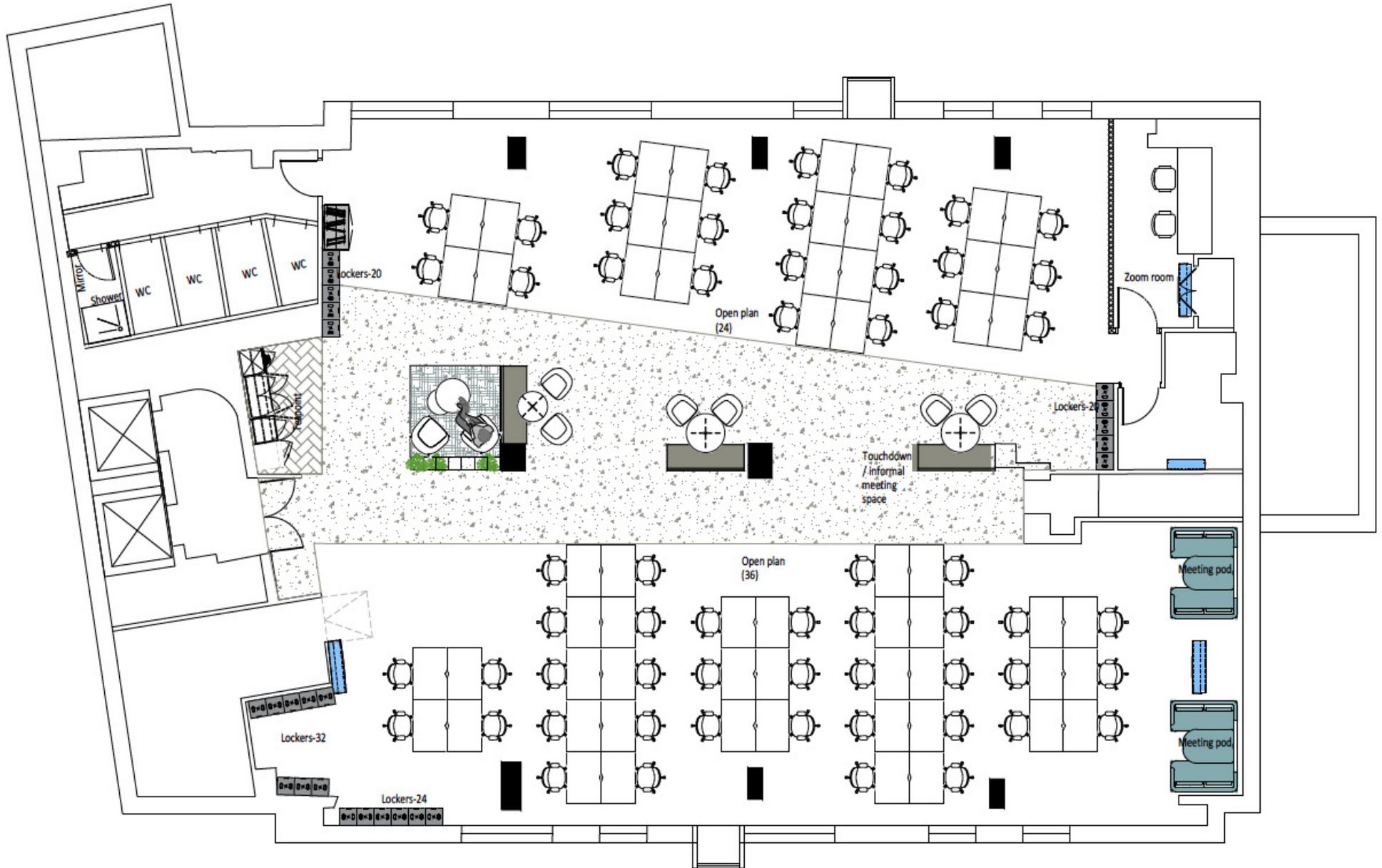
*Floor plan not to scale

6TH FLOOR



*Floor plan not to scale

4TH FLOOR



*Floor plan not to scale



DEVONO

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
M: 07967 345 830
E: db@devono.com

CHARLES CHELL
M: 07896634903
E: cc@devono.com

MISREPRESENTATION ACT: These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT.