



# Thirty Minorities

LONDON EC3

2,354 – 21,082 SQ FT  
PLUG & PLAY OFFICE SPACE

## Overview

30 Minories stands tall on the edge of the Aldgate and City Eastern market which has been transformed to provide as a home for a range of occupiers looking for fully fitted design led workspace.

The available floors have spectacular views across Central London and are offered on a fully fitted plug and play basis.



30 Minories



Western view from Level 11

Thirty Minories provides the perfect environment for those light bulb moments!

# Modern



Newly refurbished front of house reception and occupier lounge





The 2nd, 4th and 5th floors have been fully fitted to provide stunning office space.

2nd Floor Workspace





5th Floor Meeting Space

Fully fitted  
with everything  
to suit a modern  
occupier needs.



4th Floor Kitchen



2nd Floor Workspace





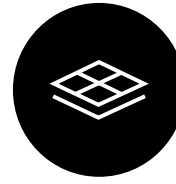
With best-in-class  
end of journey  
facilities and new  
business lounge.

Ground floor occupier lounge

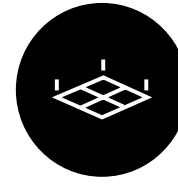


Thirty Minories

## Specification



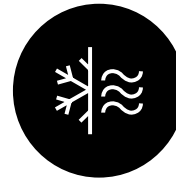
A mix of new landlord Plug & Play  
and existing fitouts available



Mix of exposed and  
metal tiled ceilings



New  
LED lighting



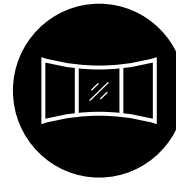
Air conditioning  
throughout



New remodelled reception  
and occupier lounge



45 bike spaces  
70 lockers



Panoramic views  
across London



4 showers and  
towel service

04



# Mindful



Light filled  
open plan spaces  
make for the  
perfect work  
environment.

05



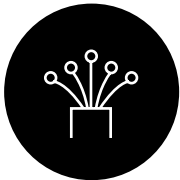
# A considered fit-out with today's occupier in mind

## Area schedule

| Floor           | Fit Out                  | Sq Ft  |
|-----------------|--------------------------|--------|
| 11th            | Existing                 | 3,400  |
| 5th             | New Landlord Plug & Play | 3,118  |
| 4th             | New Landlord Plug & Play | 3,497  |
| 2nd             | New Landlord Plug & Play | 2,354  |
| 2nd (East)      | Existing                 | 3,190  |
| 1st (East)      | Existing                 | 3,165  |
| Ground (Unit 1) | Existing                 | 2,358  |
| TOTAL           |                          | 21,082 |



5th Floor Hotdesks



Fully cabled with fibre



Kitchenettes



Breakout lounge areas



Meeting rooms

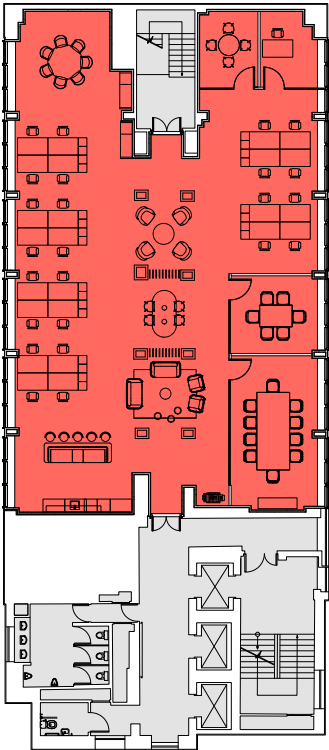


Open plan desks

# Fully Fitted Floor Plans

## 5<sup>th</sup> floor - 3,118 sq ft

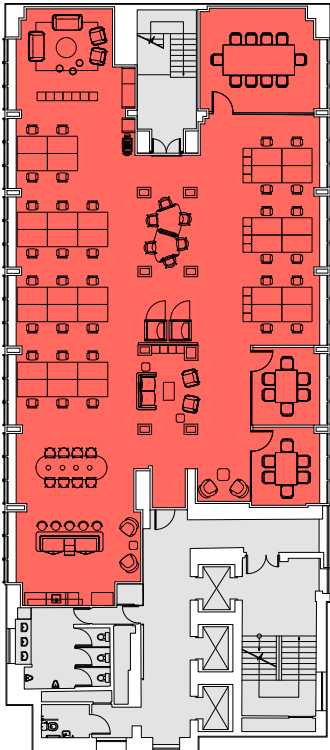
|                         |           |
|-------------------------|-----------|
| Workstations            | 24        |
| Private office          | 1         |
| 4 person meeting room   | 1         |
| 6 person meeting room   | 1         |
| 10 person meeting room  | 1         |
| Informal meeting spaces | 2         |
| Breakout spaces         | 3         |
| Kitchenette             | 1         |
| <b>Total Occupancy</b>  | <b>25</b> |



MINORIES

## 4<sup>th</sup> floor – 3,497 sq ft

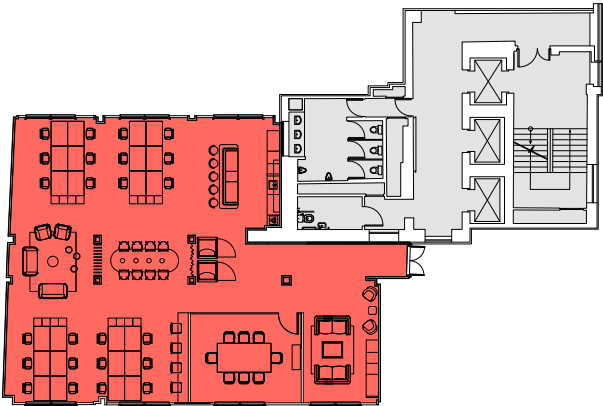
|                         |           |
|-------------------------|-----------|
| Workstations            | 34        |
| 6 person meeting rooms  | 2         |
| 10 person meeting room  | 1         |
| Informal meeting spaces | 2         |
| Hot desks               | 8         |
| Call booths             | 2         |
| Breakout spaces         | 3         |
| Kitchenette             | 1         |
| <b>Total Occupancy</b>  | <b>34</b> |



MINORIES

## 2<sup>nd</sup> floor – 2,354 sq ft

|                         |    |                        |           |
|-------------------------|----|------------------------|-----------|
| Workstations            | 24 | Call booths            | 2         |
| 8 person meeting rooms  | 1  | Breakout spaces        | 1         |
| Informal meeting spaces | 2  | Kitchenette            | 1         |
| Hot desks               | 8  | <b>Total Occupancy</b> | <b>24</b> |



MINORIES





5th Floor Meeting Room



4th Floor Breakout Area

Take five in the lounge area or the designated kitchen and breakout spaces.



5th Floor Kitchen





5th Floor Workspace



## Location

The local area offers a wealth of serene green spaces, vibrant cafés, bars, shops and public spaces – with a wide variety of leisure facilities and gyms on your doorstep.

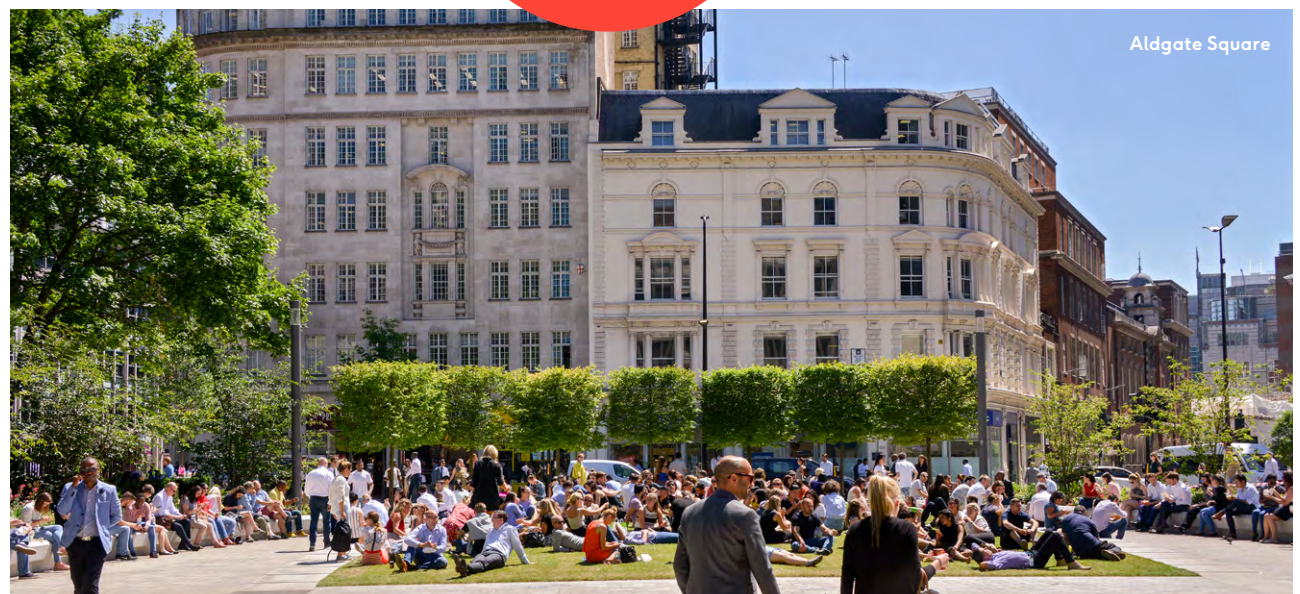


Spoilt for choice  
with whatever  
takes your fancy.

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# More

Thirty Minories



## Connectivity

With Aldgate station just 250m from the building entrance, and Liverpool Street (Elizabeth line) only an 8 minute walk away, getting around has never been easier.

## Amenities

1. The Hoop & Grapes
2. Thai Express
3. Duke of Somerset
4. Itsu
5. Pret a Manger
6. Treves & Hyde
7. Caravan Coffee
8. Jin Bo Law Sky Bar
9. Aldgate Square
10. Kahalia Café
11. The Angel
12. Willy's Wine Bar
13. Claw and Hammer
14. The Wine Library

# Move



Thirty Minories

## Local talent

ARCADIS

Uber

LEBARA

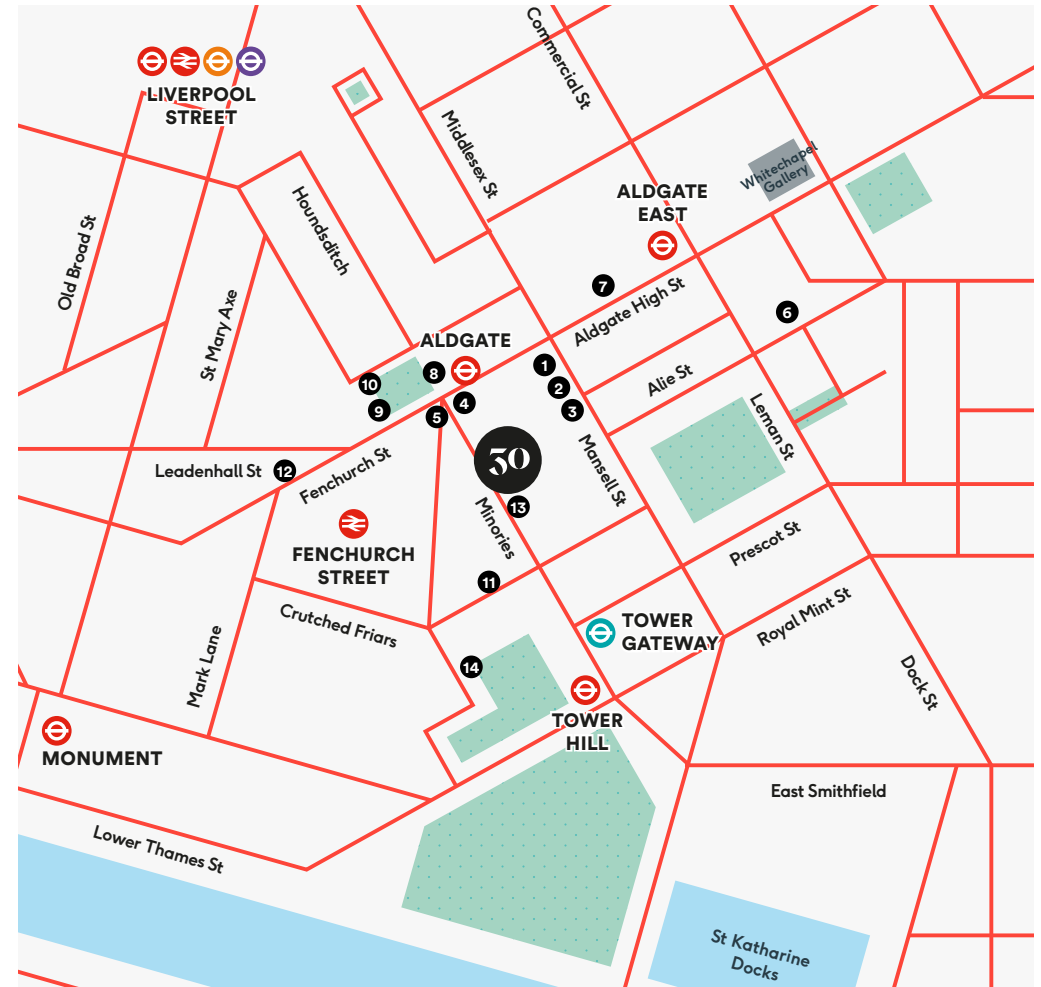
GENERAL ASSEMBLY

UNRULY

SMART FOCUS

Tradition

ROYAL LONDON



## Walk times from the building

Source: TfL.

Aldgate

01

mins



Tower Gateway

02

mins



Fenchurch St.

02

mins



Aldgate East

02

mins



Tower Hill

03

mins



Liverpool St.

08

mins



Bank

11

mins





# Further information

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## ➤ Terms

Available upon application

## ➤ Viewings

Strictly through the sole letting agents.

## ➤ Contact

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