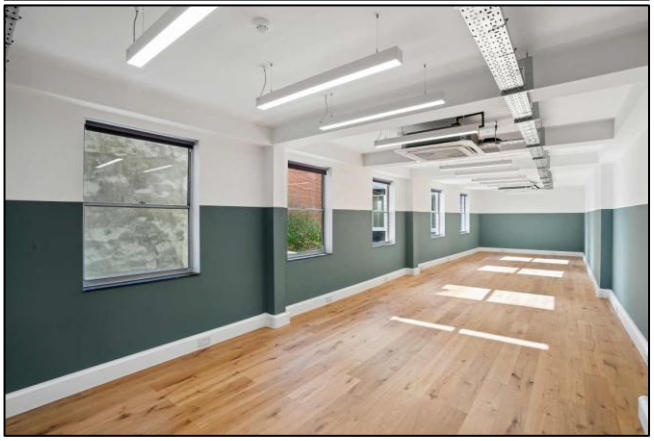
Commercial Office Space
767 - 3,082 sq. ft.
Bright, refurbished open plan office suite seconds from Barbican Station

TO LET

123 Aldersgate Street, Clerkenwell, London, EC1A 4JQ







LOCATION

Situated in a prominent position in Clerkenwell, the building benefits from excellent connectivity to both Farringdon and Shoreditch.

Barbican Station is reachable in under a minute, while Farringdon Station's Elizabeth line is accessible from Long Lane within a 5 minute walk, providing convenient access across London and beyond.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)
Moorgate (Circle, Hammersmith & City, Northern and Metropolitan lines)

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DESCRIPTION

The building provides primarily office accommodation across the upper floors, with the ground floor offering flexible studio or office space.

All units benefit from comfort cooling, LED lighting and kitchenettes. The building also benefits from great floor to ceiling heights, a passenger lift and dual aspect windows on the upper floors providing excellent natural daylight.

AMENITIES

- Perimeter trunking
- Comfort cooling
- Passenger lift
- Wooden flooring
- Kitchenette
- Excellent natural daylight
- Prime location

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Second	1,175	109.16
First	1,140	105.91
Ground	767	71.26
Total	3,082	286.33

LEASE

Available on new lease(s) for a term by arrangement.

RENT

Floor	Per Sq. Ft.	Per Annum
Second	£39.50	£46,413
First	£39.50	£45,030
Ground	£39.50	£30,297
Total	£39.50	£121,739

SERVICE CHARGE

Floor	Per Sq. Ft.	Per Annum
Second	£5.52	£6,486
First	£5.52	£6,293
Ground	£4.50	£3,452
Total	£5.13	£15,811

BUSINESS RATES (2026/27)

Floor	Per Sq. Ft.	Per Annum
Second	£17.10	£20,093
First	£14.21	£16,199
Ground	£13.52	£10,370
Total	£14.67	£45,213

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
Second	£72,992	£6,083
First	£67,522	£5,627
Ground	£44,118	£3,677
Total	£182,763	£15,230

PLEASE CONTACT

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