

135 Aldersgate Street, EC1A 4JA

ALDERSGATE HOUSE EC1 FARRINGDON

1,400 – 16,600 sq ft offices to let

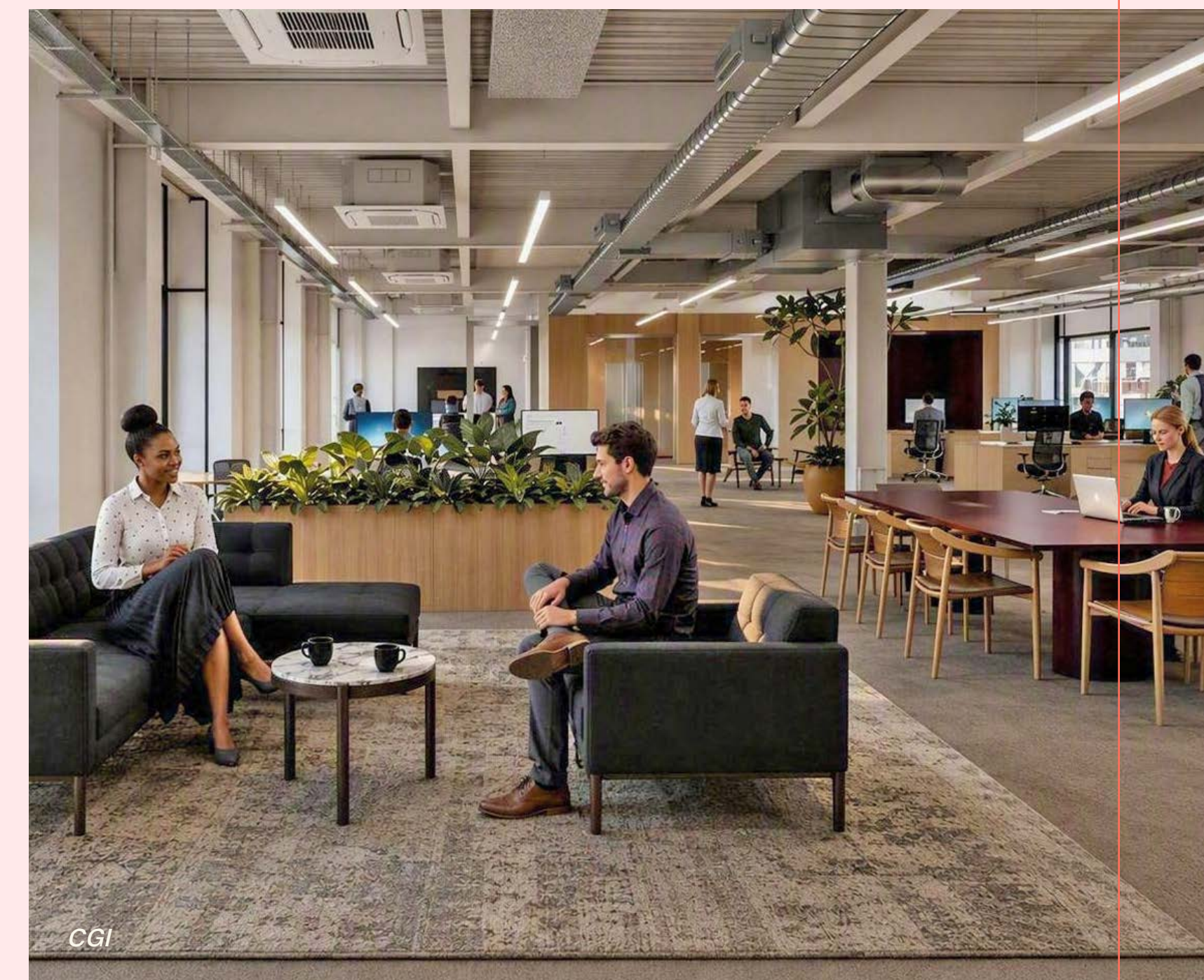




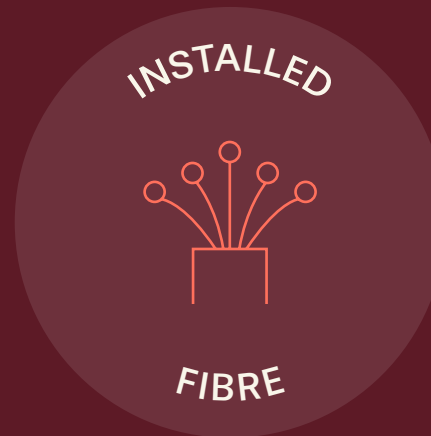
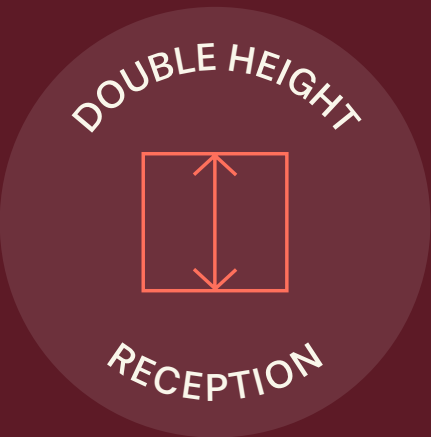
NEWLY DEFINED

Available from Q2 2027,
Aldersgate House is being
comprehensively refurbished
to provide 16,600 sq ft of offices.

Just a minute's walk from Farringdon's
Elizabeth Line entrance and two
minutes from the new Museum of
London. A double-height reception
and upgraded interior provide an
impressive arrival experience.



BETTER BY DESIGN



Premium CAT A+ workspace is available floor by floor or combined as a self-contained headquarters.

Dual-aspect floor plates provide excellent natural light and views towards Smithfield Market and the Barbican.

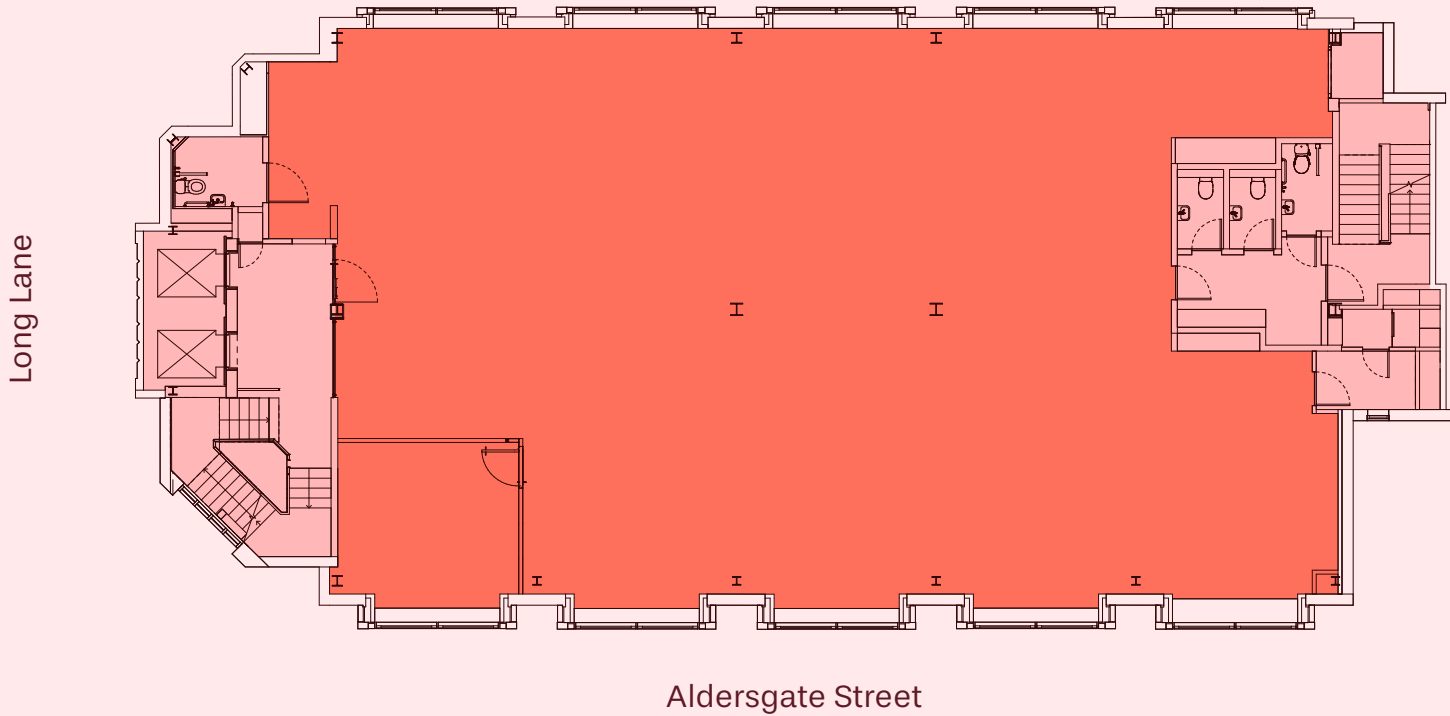


AVAILABILITY FLOOR PLANS

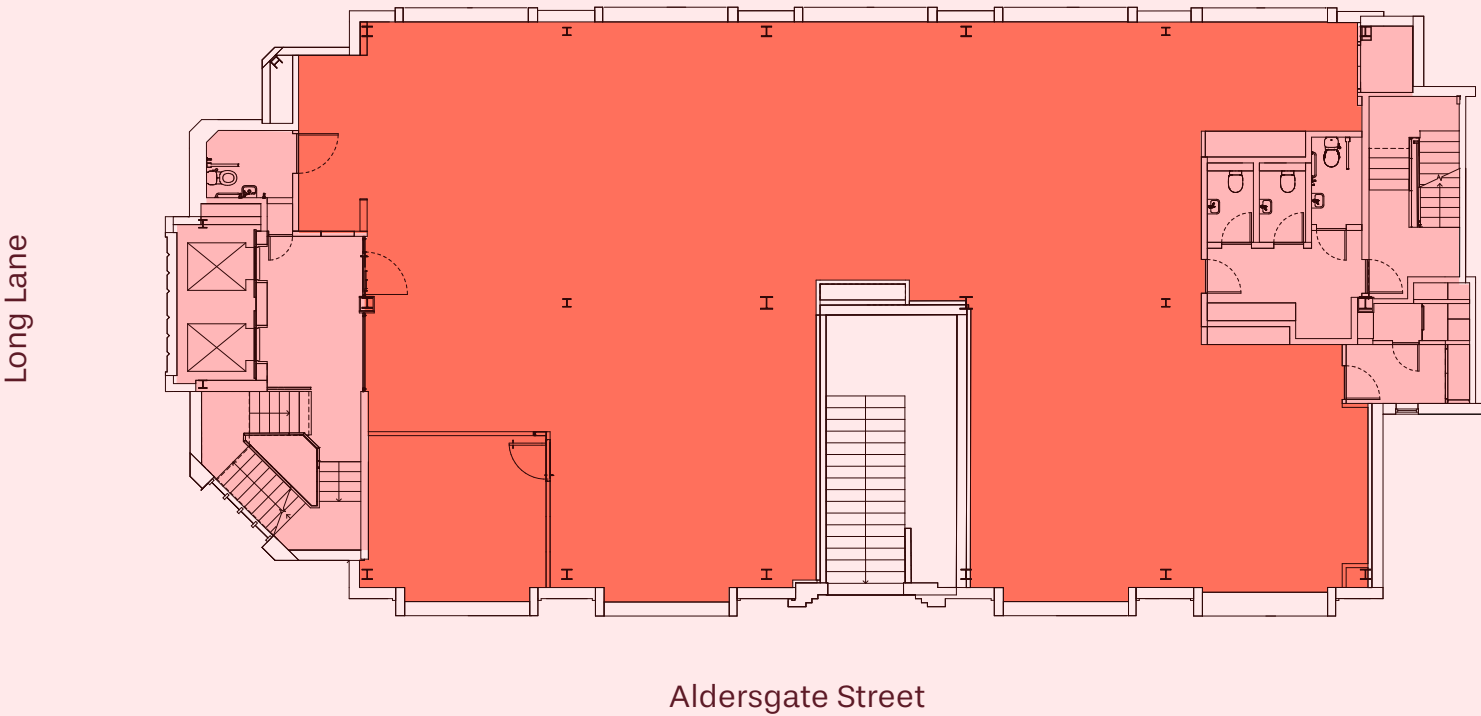
FLOOR	MAX OCCUPANCY	SQ FT	SQ M
Fourth	62 people	3,360	312
Third	69 people	3,859	359
Second	61 people	3,901	362
First	56 people	3,526	328
Ground	24 people	1,377	128
Lobby		577	54
TOTAL	272 PEOPLE	16,600	1,543

Not to scale, for indicative purposes only.

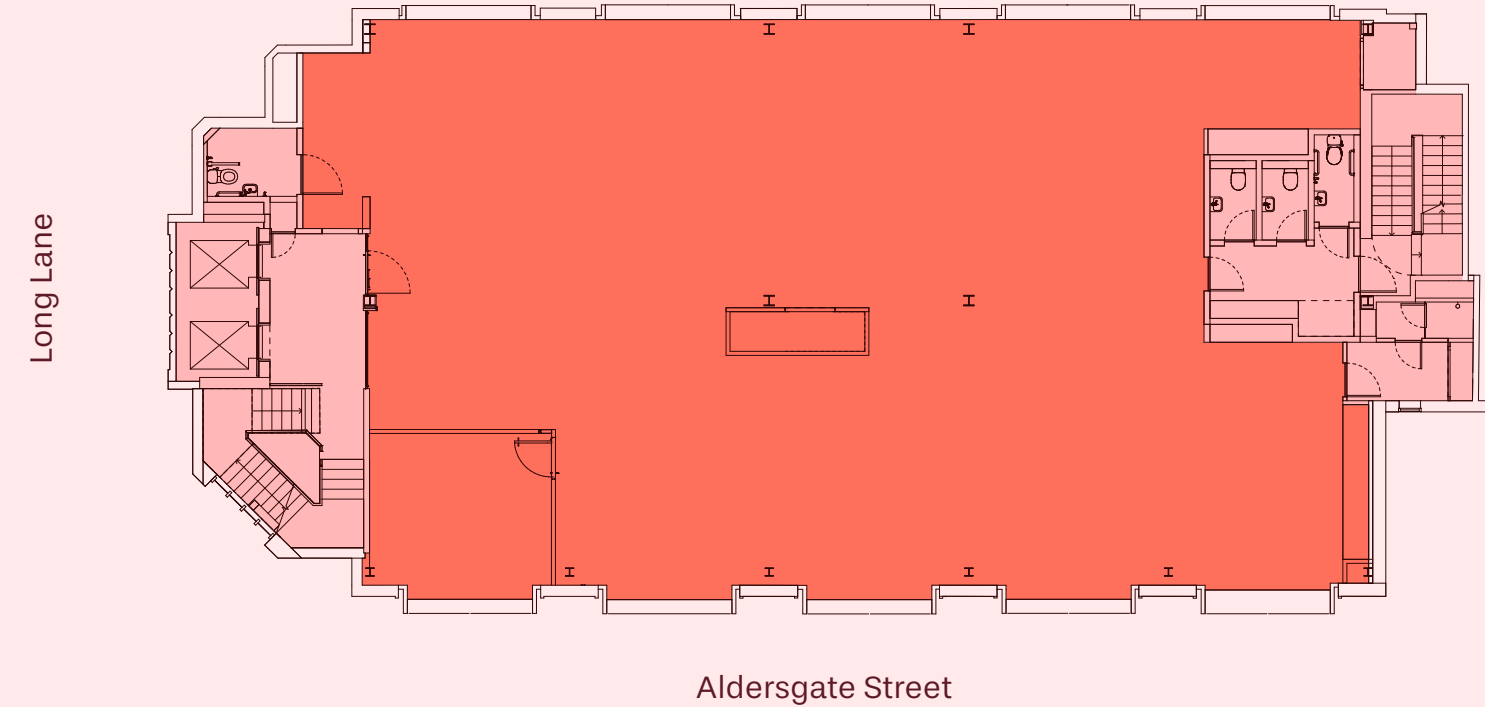
SECOND FLOOR 3,901 SQ FT (362 SQ M)



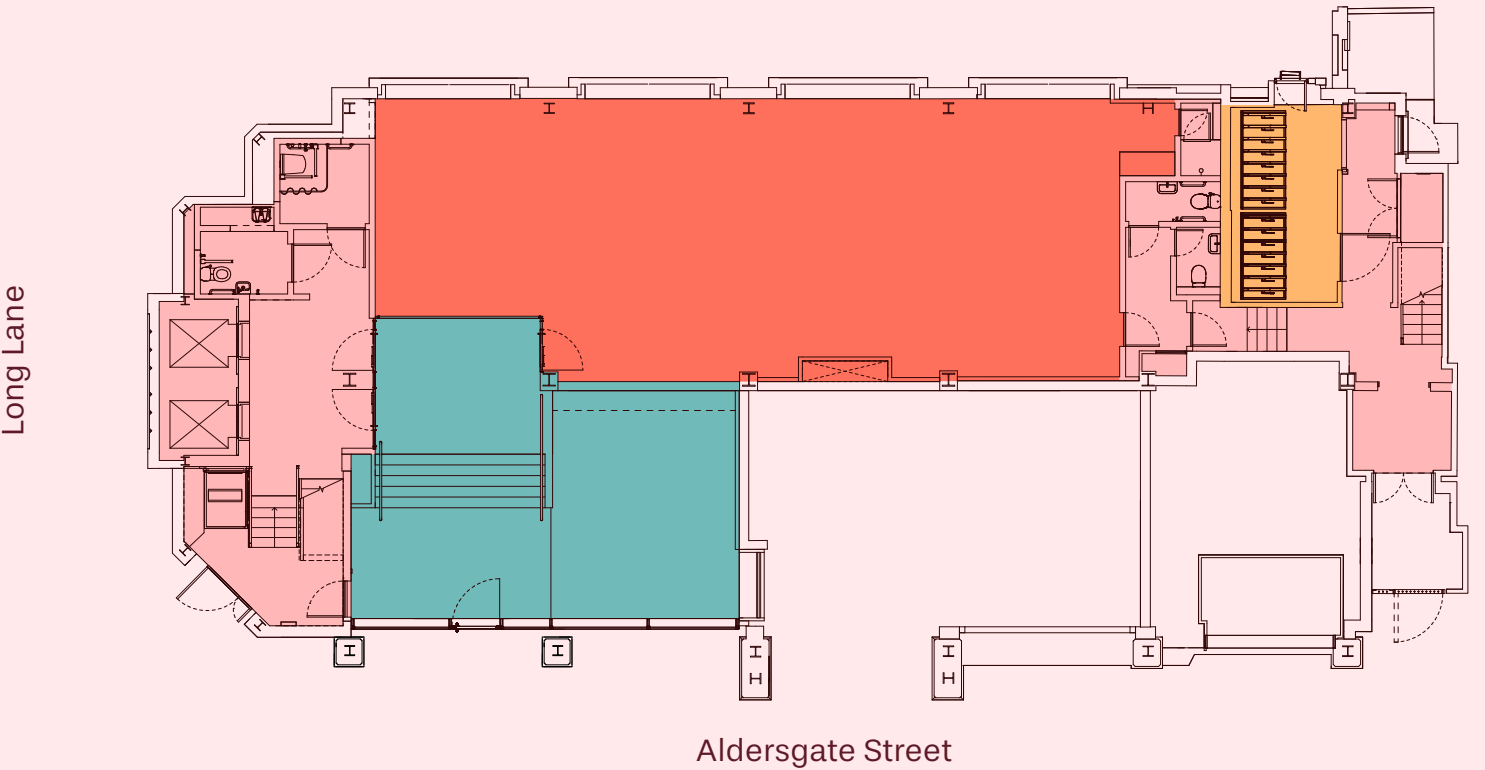
FIRST FLOOR 3,526 SQ FT (328 SQ M)



THIRD FLOOR 3,859 SQ FT (359 SQ M)



GROUND FLOOR 1,377 SQ FT (128 SQ M)

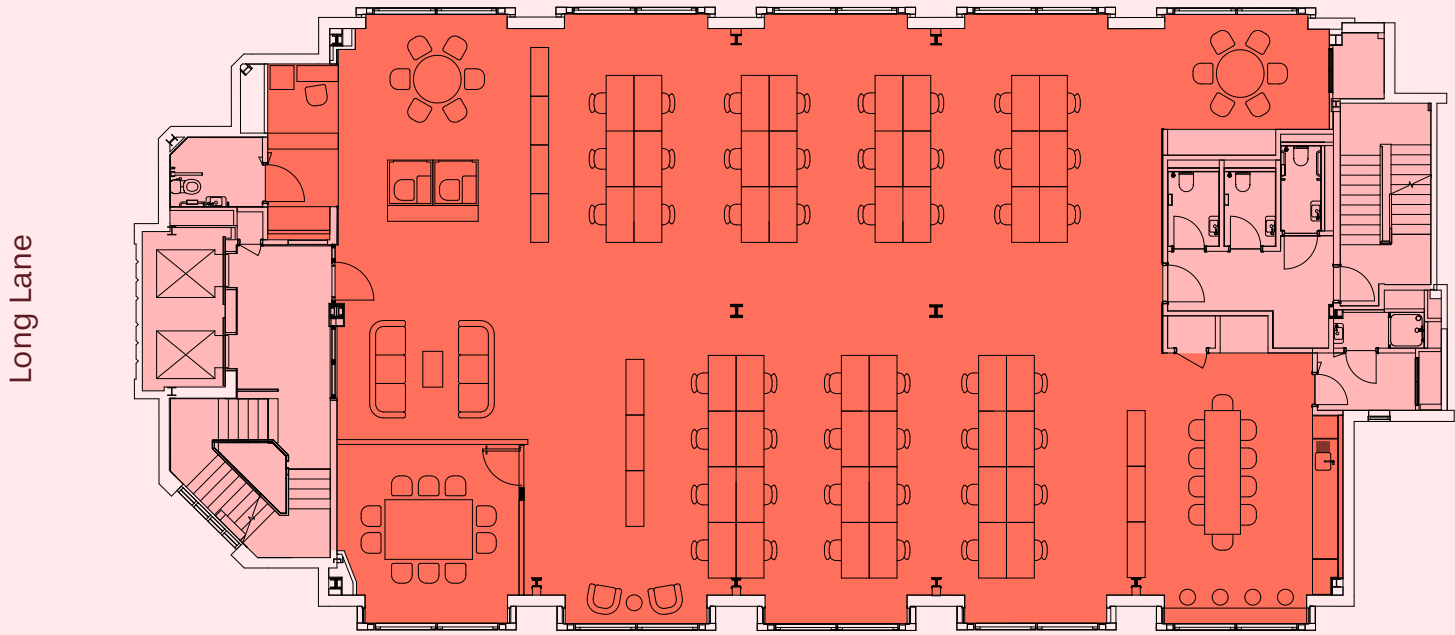


ILLUSTRATIVE SPACE PLANS

FLOOR	DESKS	SQ FT	SQ M
Fourth	36	3,360	312
Third	42	3,859	359
Second	48	3,901	362
First	40	3,526	328
Ground	18	1,377	128
Lobby		577	54
TOTAL	184	16,600	1,543

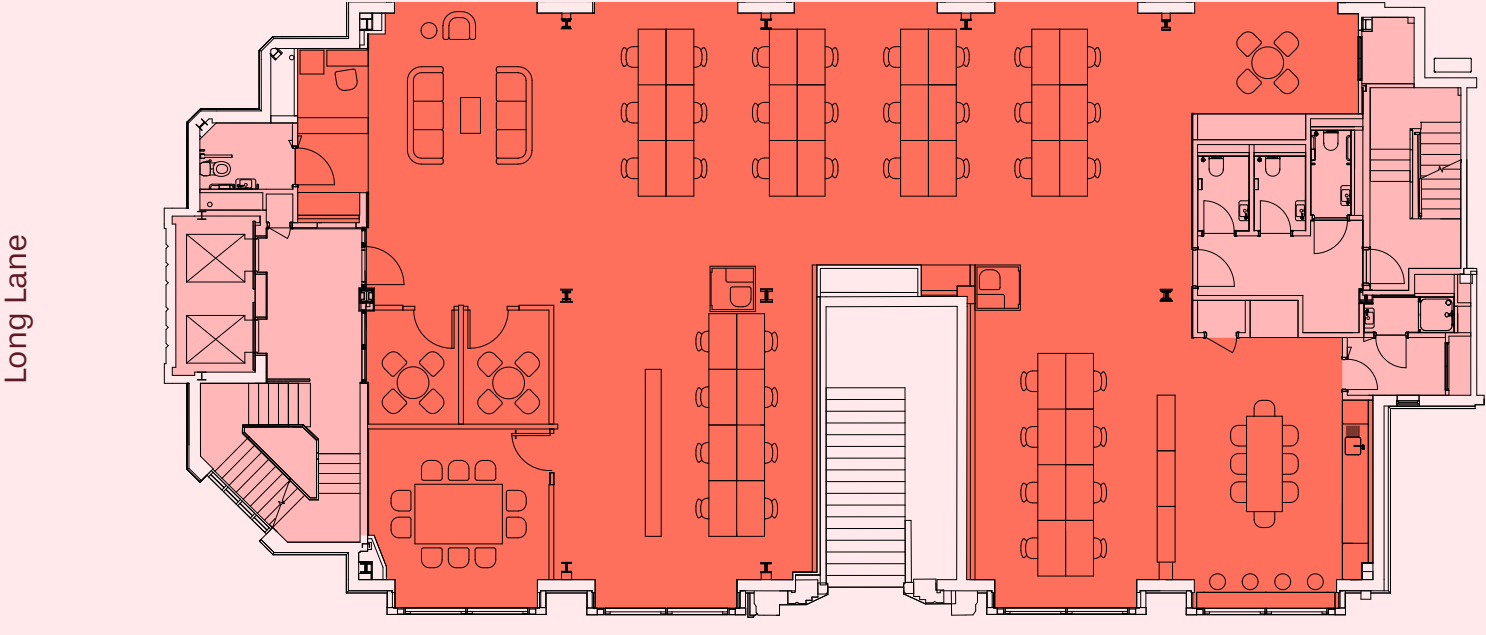
Not to scale, for indicative purposes only.

SECOND FLOOR 3,901 SQ FT (362 SQ M)



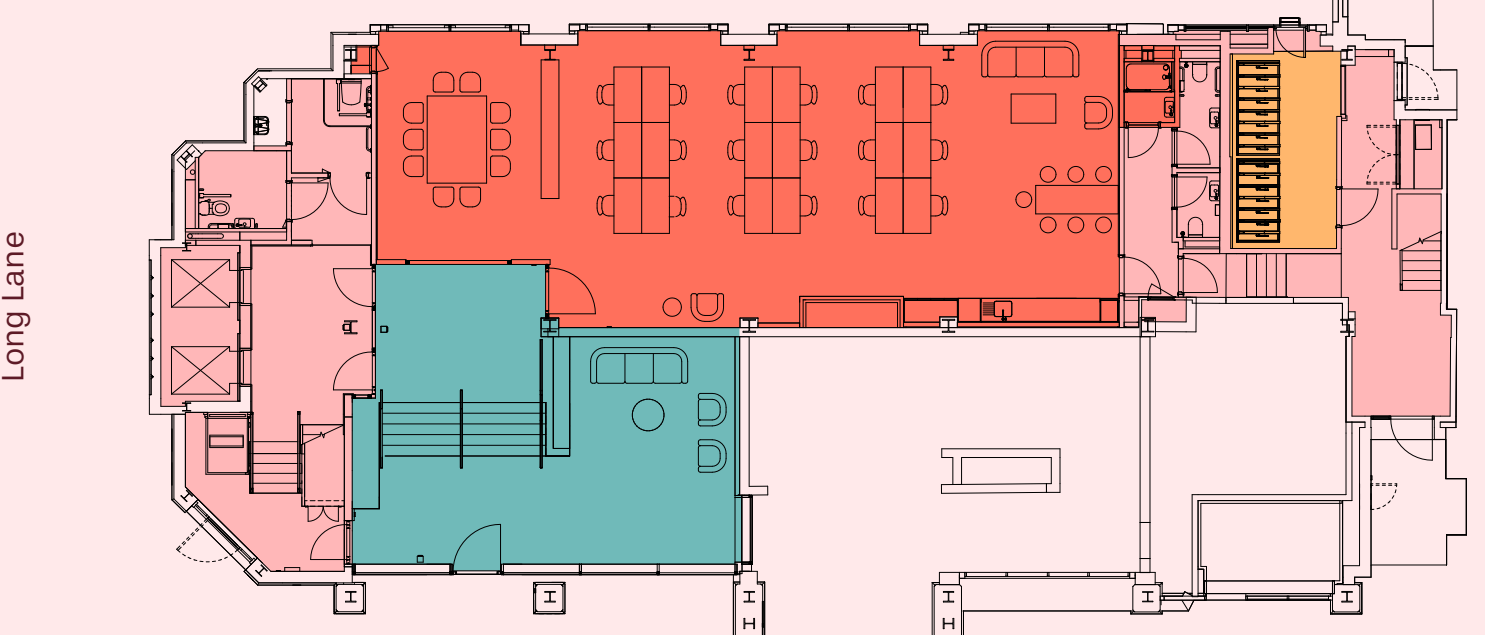
48 x open plan desks • 3 x meeting rooms • 3 x call pods

FIRST FLOOR 3,526 SQ FT (328 SQ M)



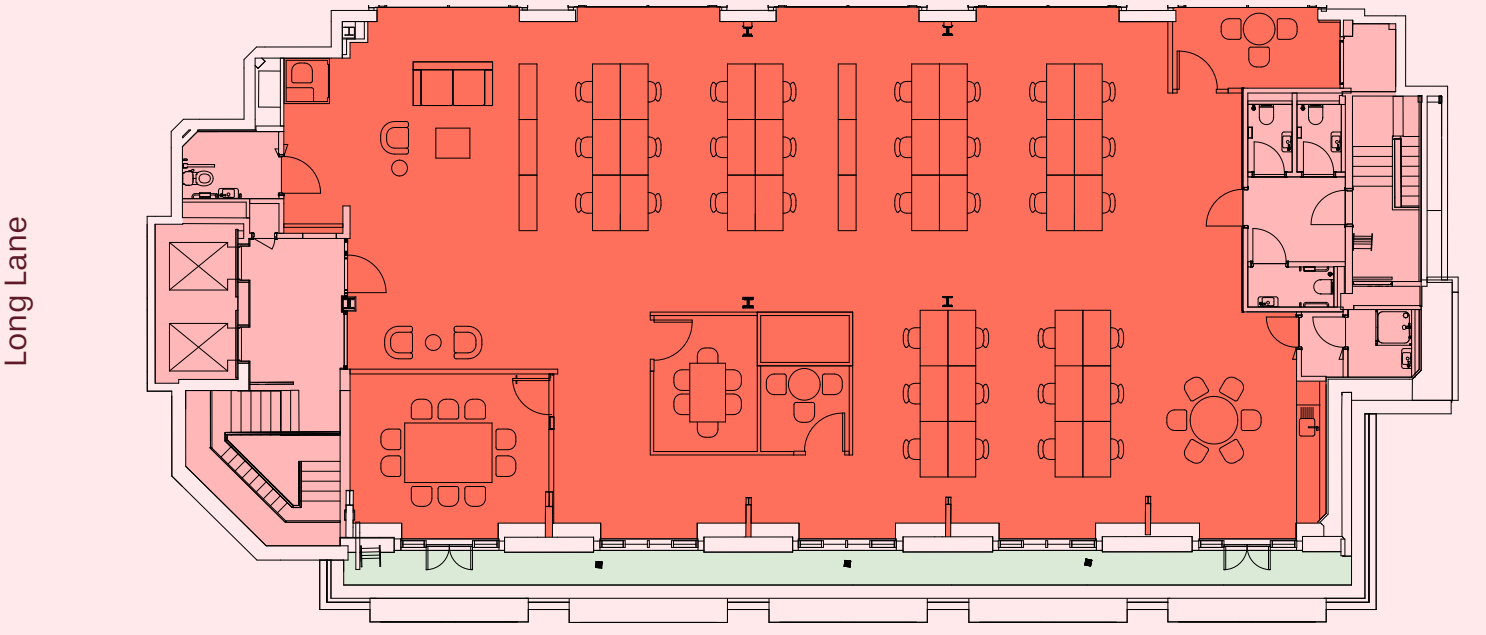
40 x open plan desks • 4 x meeting rooms • 3 x call pods

GROUND FLOOR 1,377 SQ FT (128 SQ M)



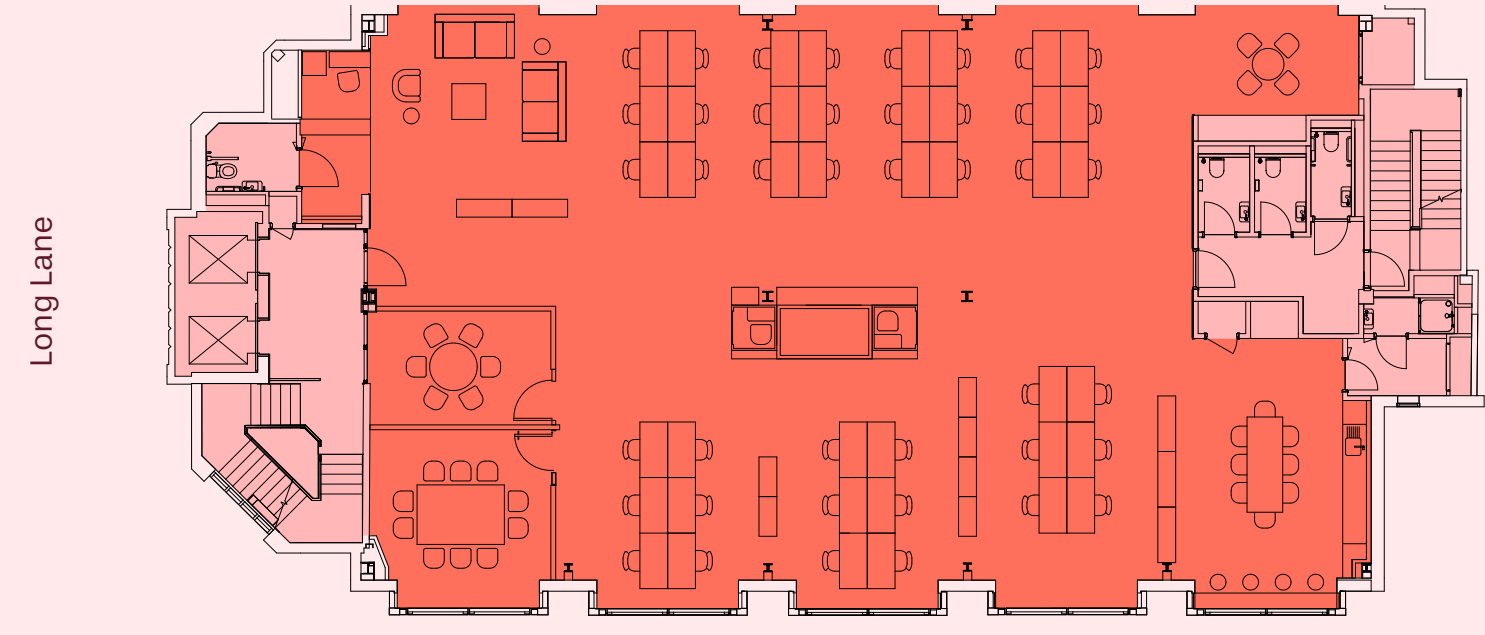
18 x open plan desks • 1 x meeting room

FOURTH FLOOR 3,360 SQ FT (312 SQ M)



36 x open plan desks • 4 x meeting rooms • 1 x call pod

THIRD FLOOR 3,859 SQ FT (359 SQ M)



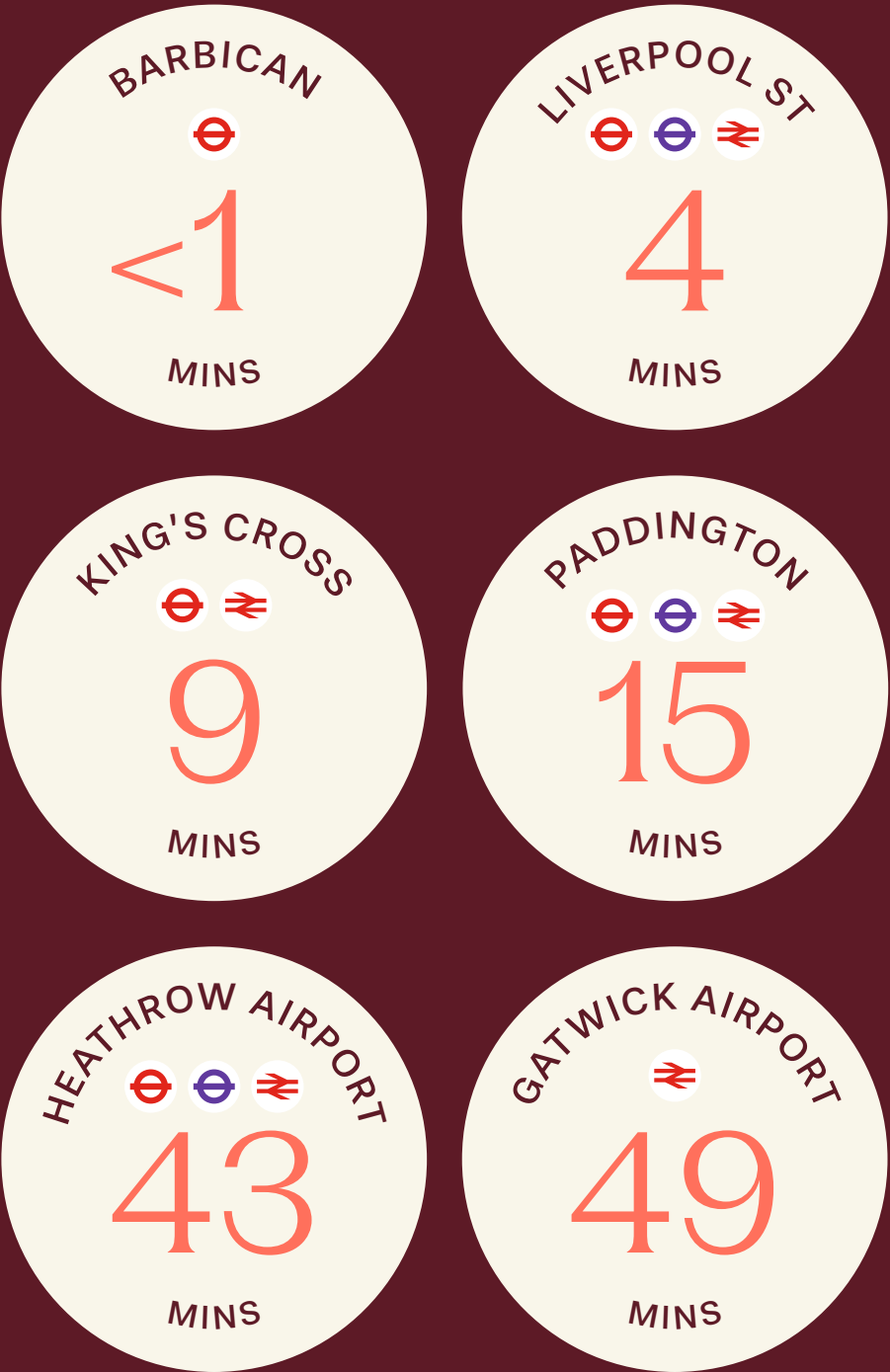
42 x open plan desks • 3 x meeting rooms • 3 x call pods



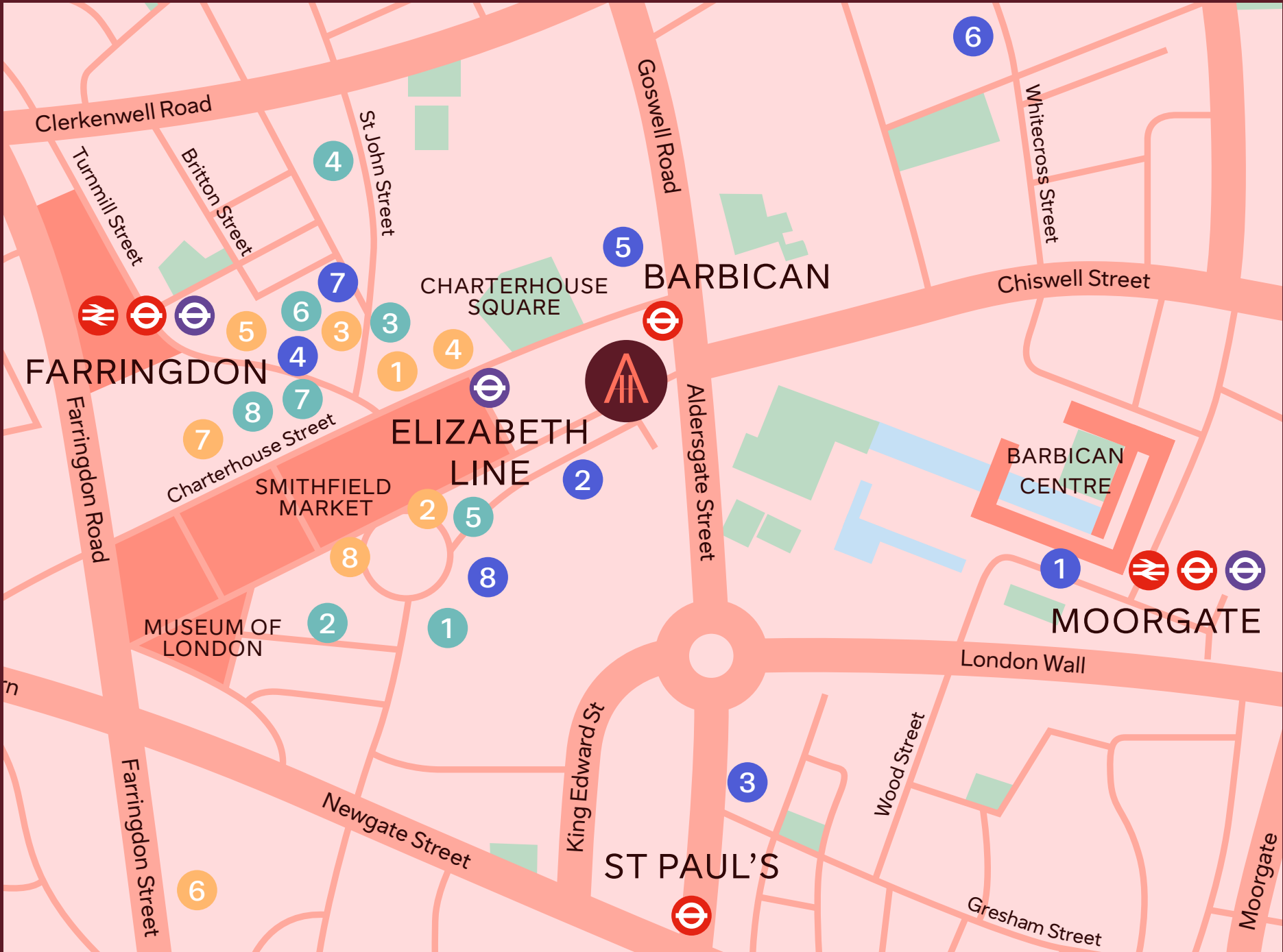
QUICK CONNECTIONS

With Barbican Station directly below and Farringdon's Elizabeth line entrance just a minute away, all of London is within easy reach.

Aldersgate House is surrounded by some of London's best restaurants and cultural destinations.



RESTAURANTS	BARS	CAFÉS
1. Ibai	1. Space Talk	1. Barbie Green
2. Origin	2. Butchers Hook	2. Dose
3. St John	3. Crown & Pepper	3. Sandwich Sandwich
4. Luca	4. Fox & Anchor	4. Farringdon Social
5. Cloth	5. The Castle	5. Catch Up Café
6. Ceru	6. Harrild & Sons	6. FWD:Coffee
7. Brutto	7. Smiths of Smithfield	7. Bench Café
8. Bouchon Racine	8. Bishops Finger	8. Halfcup



GET IN TOUCH

ALDERSGATEHOUSE.COM

FURTHER INFORMATION

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TERMS

Upon application.

A DEVELOPMENT BY

UCG

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