



RENT
£49.50 - £54.50
(per sq ft pa excl.)



SERVICE CHARGE
£12.55
(per sq ft pa excl.)



RATES PAYABLE
£15.78 - £17.72
(per sq ft pa.)



EPC RATING
B-E



2 America Square,
London, EC3N 2LU

Fitted Offices / Plug 'n' Play / Fully Managed Solution / Occupier Flexibility
2,357 Sq Ft - 28,397 Sq Ft | 219 Sq M - 2,638 Sq M



TO LET



Location

The building is situated in prime position straddling the financial City Core and fringe TMT markets. Situated on the East side of America Square, Fenchurch Street, Tower Gateway, Aldgate and Tower Hill stations are all within a stones throw of 2 America Square.



Description

2 America Square is a modernised office building with a refurbished reception & end of journey facilities. Range of offerings including CAT A, CAT B, turnkey and managed solutions.



Accommodation

The approximate Net Internal Area comprises:

| Floor | Sq Ft | Rent psf pa |
|--------------------------------|-------|-------------|
| Sixth Floor (Fitted Out) | 6,238 | £49.50 |
| Fifth Floor East | 4,053 | £49.50 |
| Fifth Floor West (Fitted Out) | 2,357 | £49.50 |
| Third Floor (New CAT A) | 6,429 | £54.50 |
| First Floor (New CAT A) | 6,480 | £54.50 |
| Ground Floor (Rear) | 2,840 | £49.50 |



Amenities



Air Con



Reception



Lifts



Meeting Rooms



Bike Racks &
Showers



Raised Floor





Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement. Managed solutions are also available for a licence by arrangement.

Guiding Rent

From £49.50 to £54.50 per sq ft pa excl.

Business Rates

£15.78 - £17.72 per sq ft pa April 2023 - April 2024. Parties are advised to make their own enquiries with the rating authority.

Service Charge

The on account budget is £12.55 per sq ft pa excl.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The EPC rating is B-E

VAT

The property is elected for VAT which is therefore payable on rent and service charge.

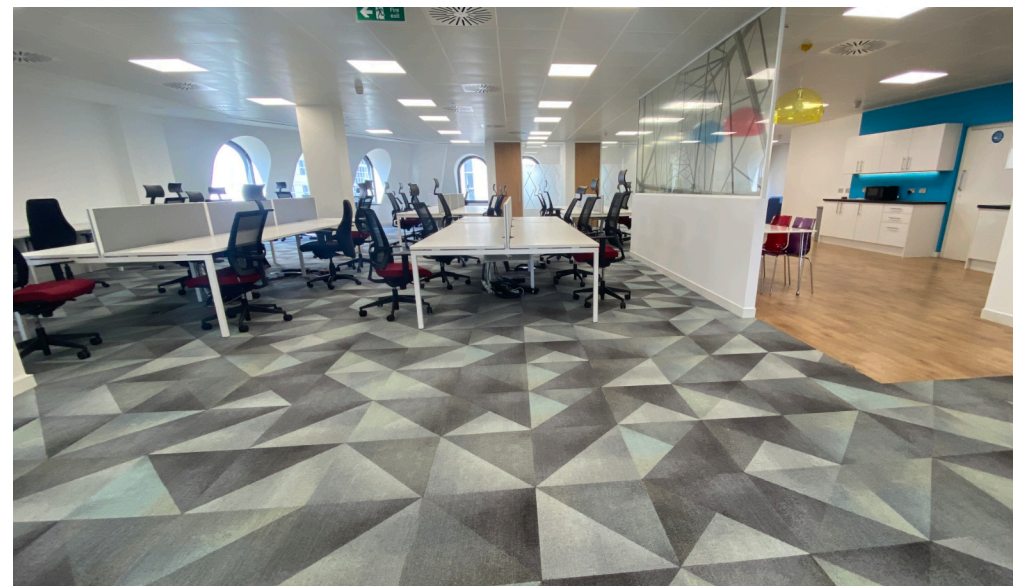
Viewings

Strictly by arrangement through sole agents Fisher German.





Sixth Floor As Fitted





Sixth Floor As Fitted



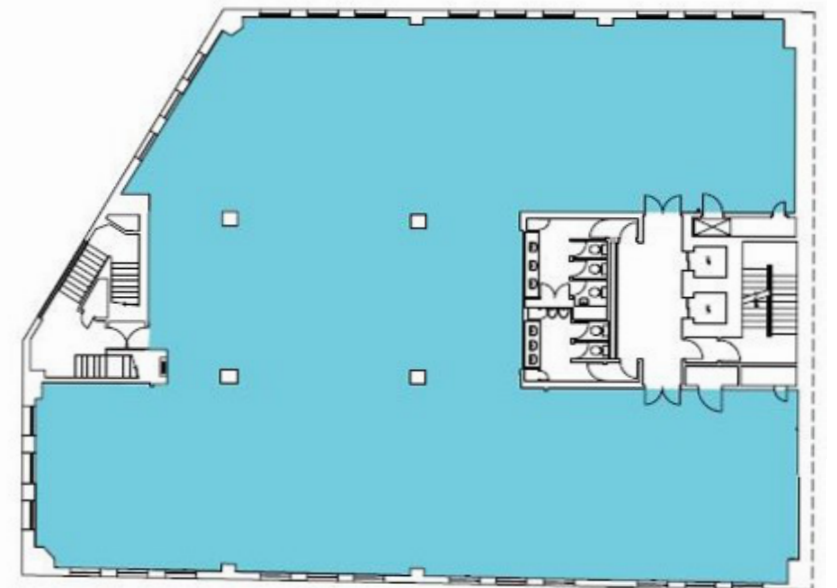




Fifth Floor West - Current Fit Out



Third & First Floors - Brand New Exposed Ceiling CAT A





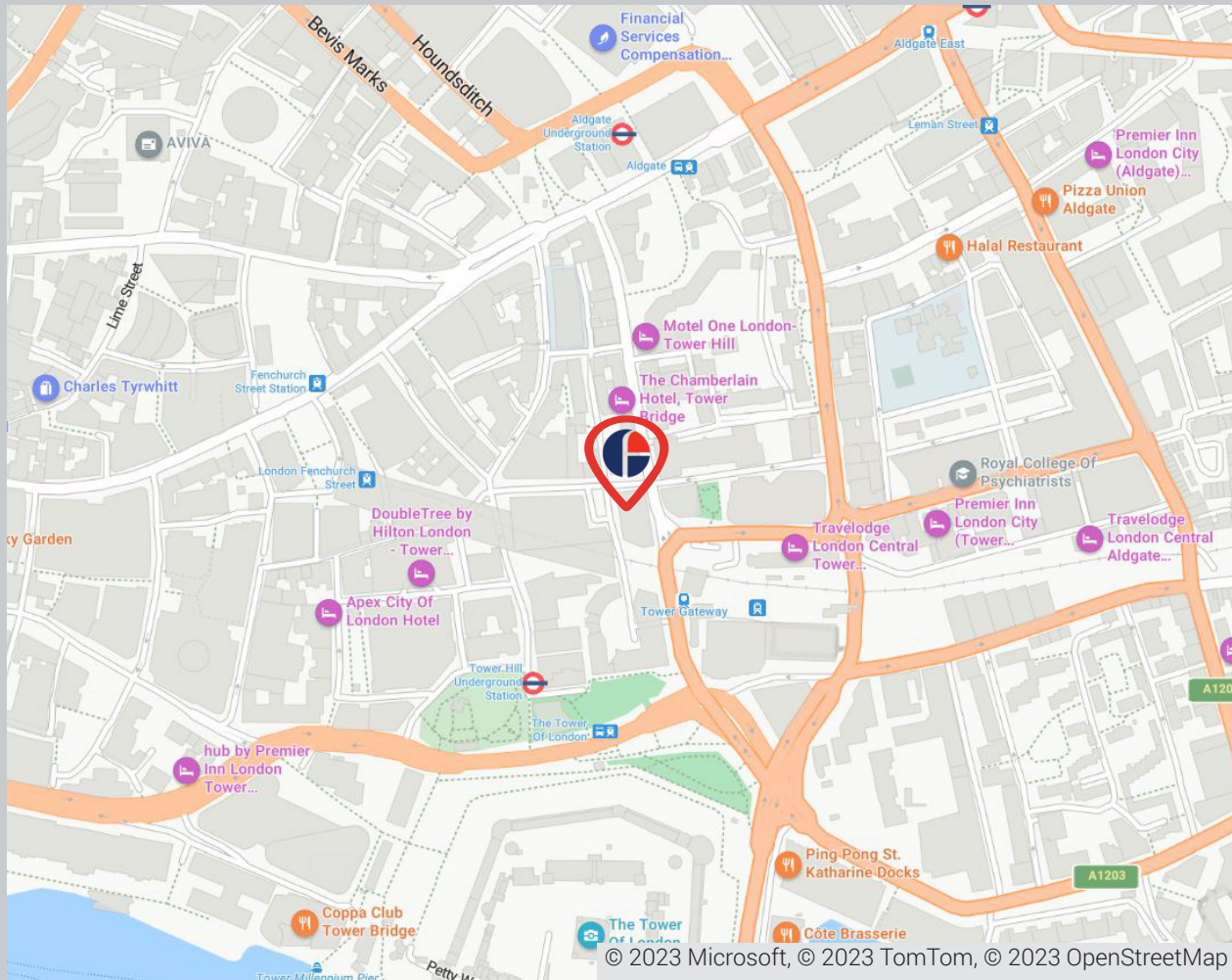
Third & First Floors - Brand New Exposed Ceiling CAT A



End of Journey Facilities



2 America Square, London, EC3N 2LU



Approximate Travel Distances



Locations

- Tower Gateway Station (DLR) - 6 min walk
- Tower Hill Underground Station - 4 min walk
- Aldgate Underground Station - 4 min walk
- London Fenchurch Street Station - 4 min walk
- London Liverpool Street Station - 12 min walk



Viewings



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Particulars dated may 2023. Photographs dated 2022

