ELLIS BROWN

OFFICES TO LET

120 Aldersgate Street, EC1A 4JQ
3,846 - 11,635 sq ft

3 Fully fitted and furnished floors in prominent Farringdon building with stylish, staffed reception area







Ellis Brown
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London, EC1M 4NX

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Description

120 Aldersgate Street offers high quality fully fitted office accommodation in close proximity to Farringdon's Elizabeth line. The floors are efficiently comprised to offer 60+ work stations on each floor, as well as fitted meeting rooms, break-out space and kitchen points. The space benefits from excellent natural light from dual aspect windows, LED strip lighting and air conditioning. Available by way of a sublease until October 2030.

Location

The building occupies a prominent location immediately adjacent to Barbican station, with the Long Lane Crossrail entrance and a host of tube connections just a short walk away. Local occupiers benefit from a variety of amenities on their doorstep such as London famous restaurants like Luca and St. John, as well as the renowned Smithfield market set to be the new home of the London Museum.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
7th	3,871	359.63	£45	£19.10	£20	£27,129.26	£325,551.10	Available
6th	3,918	363.99	£45	£19	£20	£27,426	£329,112	Available
4th	3,846	357.31	£45	£19.22	£20	£26,992.51	£323,910.12	Available
Total	**11,635**	**1,080.93**	**£45**	**£19.11**	**£20**	**£81,547.77**	**£978,573.22**	

Features

Plug & Play

66-120 Workstations

Stunning views of London from elevated floors

Impressive reception area with staffed reception

Efficient floorplates

EPC

B

Terms

On application

VAT

On application

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