

# ELLIS BROWN

## OFFICES TO LET

Comprehensively refurbished office space benefitting from exceptional natural light moments from Barbican Station.

123 Aldersgate Street, EC1A 4JQ  
767 - 3,082 sq ft



Ellis Brown  
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### Description

123 Aldersgate Street offers media style office accommodation on the 1st floor. The floor has been comprehensively refurbished and benefits from excellent natural light from dual aspects, comfort cooling, a fitted kitchenette, LED lighting, generous floor to ceiling heights and a passenger lift.

### Location

The building occupies an excellent Clerkenwell location, an area known for its rich history and as a focal point for design, creative and tech businesses. Close to the junction of Old Street and Clerkenwell Road, accessibility to Farringdon in the East and Shoreditch to the West is exceptional. The building is less than a minutes' walk from Barbican station and less than 5 minutes' walk to Farringdon's new Long Lane Elizabeth line station, which will make the locality one of the main commuter destinations in London.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	1,175	109.16	£39.50	£17.10	£5.52	£6,082.58	£72,991	Available
1st	1,140	105.91	£39.50	£14.21	£5.52	£5,626.85	£67,522.20	Available
Ground	767	71.26	£39.50	£13.52	£4.50	£3,676.49	£44,117.84	Available
<b>Total</b>	<b>3,082</b>	<b>286.33</b>	<b>£39.50</b>	<b>£14.94</b>	<b>£5.18</b>	<b>£15,385.92</b>	<b>£184,631.04</b>	

### Features

Open plan office space  
Comfort cooling  
Perimeter trunking  
Wooden flooring  
Generous floor to ceiling heights  
Passenger lift  
24 hour access

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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