



# To Let

**A differentiator in the market - cool column free floor plate with excellent natural light**

- Excellent communication links
- Recently refurbished
- Striking facade

## Aldgate House

33 Aldgate High Street, Aldgate, London, EC3N 1AH

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**5,000 to 13,578 sq ft**

464.52 to 1,261.44 sq m

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**Reference: #2954**

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33 Aldgate High Street, Aldgate, London, EC3N 1AH



## Summary

Available Size	5,000 to 13,578 sq ft / 464.52 to 1,261.44 sq m
Rent	£55 per sq ft
Rates Payable	£20 per sq ft Est. for 2021/2022
Service Charge	£11.50 per sq ft
EPC	D (88)

## Location

Situated on a highly prominent island site, the building is at the heart of the continued regeneration of this vibrant commercial quarter which includes a new public park nearby. The building has a coffee shop in the ground floor providing the perfect breakfast/lunch and coffees top for tenants and the public.

The property adjoins Aldgate Underground Station and is within a few minutes walk of Liverpool Street and Fenchurch Street Stations. Spitalfields is also nearby providing access to trendy outlets, bars and restaurants.

## Accommodation

Floor/Unit	Size	Availability
4th	13,578 sq ft	Let

## Specification

- Double height restyled reception and lounge
- Newly refurbished column free Cat A accommodation (occupational density of 1:8 sq m)
- New VRF air conditioning
- New suspended plasterboard raft ceilings
- New LED slot diffusers
- Raised floors (200mm)
- Floor to ceiling height 2.9m
- 6 passenger lifts
- Cycle storage and shower facilities and car parking

## Viewings

Strictly by appointment by the sole agents.

## Terms

A new lease for a term by arrangement direct from the Landlord.

## Alice Keogh

0207 399 5823 | 07720 070417

alice.keogh@eu.jll.com

## Matthew Mycock

0207 399 5862 | 07976 920529

matthew.mycock@eu.jll.com

