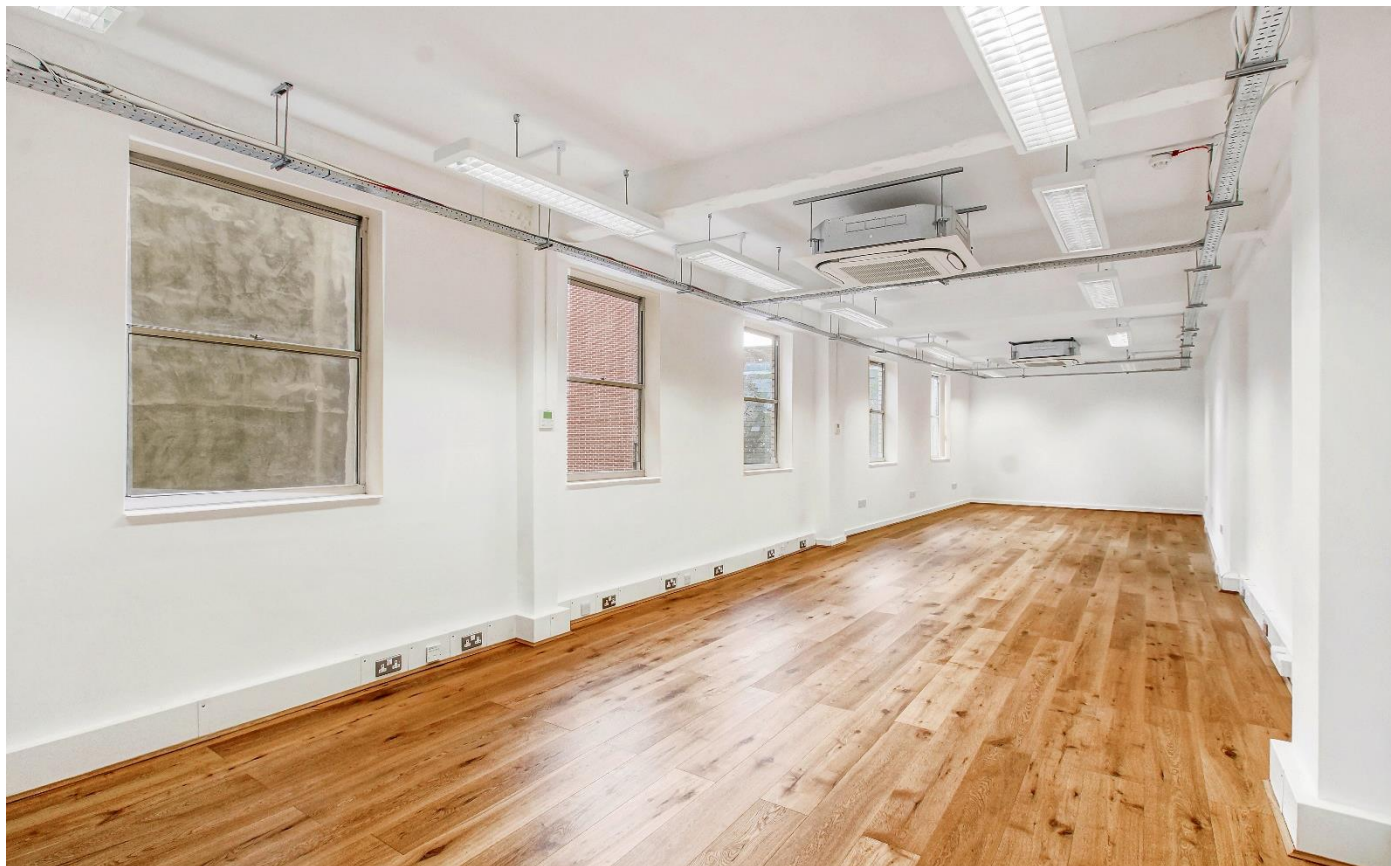


**123 Aldersgate Street,  
London, EC1A 4JQ**



## OFFICE FLOOR TO LET | 1,175 sq ft



### Location

The property is located on the West side of Aldersgate Street close to its junction with Long Lane and Beech Street. The property is within a 2 minute walk to Barbican Underground Station (Circle, Metropolitan and the Hammersmith and City lines); Farringdon Railway station is also close by.

### Floor Areas

Floor	sq ft	sq m
2 <sup>nd</sup> Floor	1,175	109
<b>TOTAL (approx.)</b>	<b>1,175</b>	<b>109</b>

\*Measurement in terms of \*NIA

### Description

This attractive building offers contemporary style space with excellent ceiling height and an abundance of light throughout. The available second floor provides modern office space with exposed features, a kitchenette and a generous break out/meeting area.



**Rhys Evans, Partner**

📞 020 7025 1393

**Georgia Mason, Agency Surveyor**

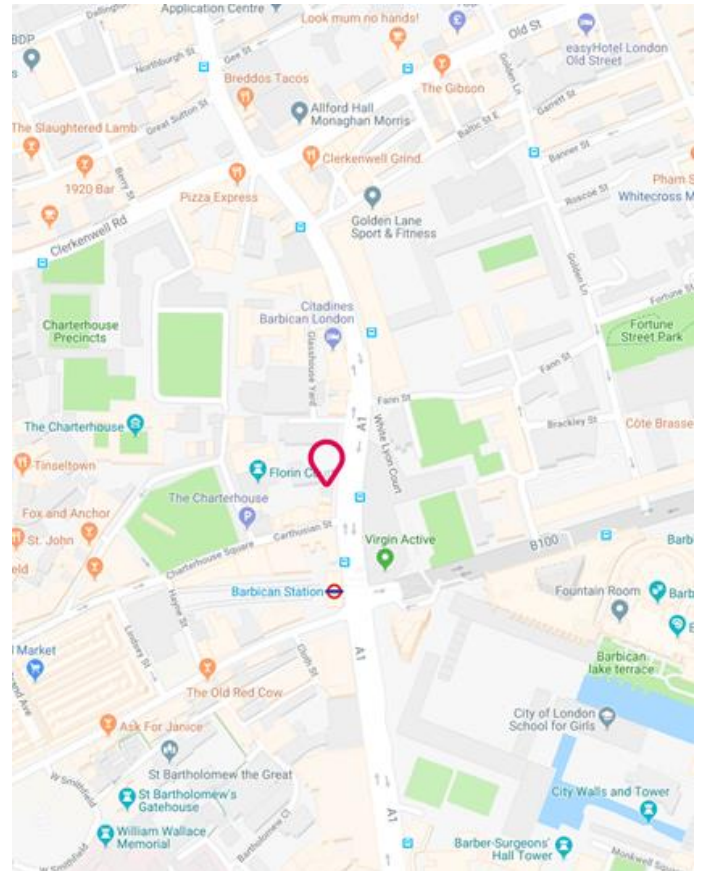
📞 020 7025 8945

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

**Subject to Contract March 2019**

**123 Aldersgate Street,  
London, EC1A 4JQ**

**OFFICE TO LET | 1,175 sq ft**



## Terms

Tenure:	Leasehold
Lease:	New flexible lease direct from the landlord
Rent:	£40.00 psf pax
Rates:	Estimated at £16.10 psf pa 2018/19
Service Charge:	Approximately £6.50 psf pax
EPC Rating:	TBC

## Amenities

- Passenger lift
- Break out/meeting area
- Kitchenette
- Air Conditioning
- Wooden floor
- Exposed features
- Perimeter trunking
- Entry phone system

### Rhys Evans, Partner

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JA: Anton Page 020 7336 1313

### Georgia Mason, Agency Surveyor

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gmason@monmouthdean.com

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**Subject to Contract March 2019**

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