



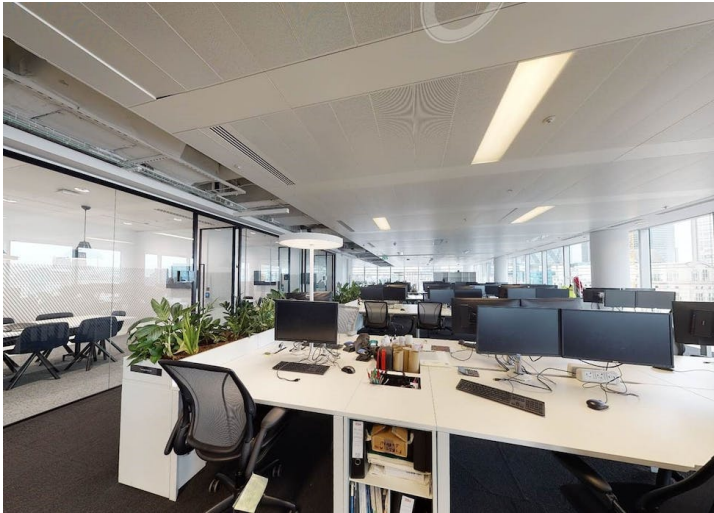
Plug and Play space with an Excellent BREEAM rating at Aldgate Tower. Fully fitted and furnished offices with great end-of-trip facilities.

- 9,722 sq. ft. and 19,536 sq. ft.
- Fitted and furnished
- Flexible lease terms
- Cycle, Showers and towels facility
- Skyline views

Aldgate Tower

2 Leman Street, London, E1 8QN

AVISON
YOUNG



Summary

Available Size	7,900 to 9,772 sq ft / 733.93 to 907.85 sq m
Rent	Rent on Application
Rates Payable	£20.71 per sq ft
Service Charge	£12.67 per sq ft
EPC	B (36)

Property Highlights

Aldgate Tower is a landmark sixteen storey tower, designed by Wilkinson Eyre, with a BREEAM Excellent Certification. The building's reception has been newly remodelled and also benefits from enhanced end of trip facilities. The floors offer high quality fully fitted accommodation with City views.

7th floor layout: 82 desks; Boardroom; 2 x eight person meeting rooms; 1 x five person meeting room; Kitchen and breakout area

10th floor layout: c. 220 desks; 5 x five person meeting rooms; 2 x six person meeting rooms; 2 x eight person meeting rooms; 1 x ten person meeting room; Kitchen and breakout area

Location

Aldgate Tower is directly above Aldgate East Underground Station and provides great access to the districts of the City of London, Spitalfields Market and Shoreditch. The area is a renowned hub of exciting bars and cultural highlights – all on the doorstep. You can also enjoy green space access at Aldgate Square which is close to a number of vibrant restaurants and local cafes. There are over nine underground stations that can be reached on foot with the closest being Aldgate East (in under two minutes) and the furthest

reachable in under 20 minutes walk. This makes this location highly accessible for commuters and clients alike.

Accommodation

Name	sq ft	sq m	Availability
7th - From 7,900 sq ft	9,722	903.20	Available
Total	9,722	903.20	

Specification

Fully fitted and furnished
2.75m typical floor to ceiling height
Dual power feed
Newly refurbished reception area
Collaborative workspace
Bike racks
150mm raised accessible flooring
Plug and Play space
Shower and changing facilities
Showers and towel service
1:8 sq. m occupational density
Hybrid suspended and exposed ceiling
Four pipe fan coil air conditioning
Cycle Score Gold - 170 bike racks

Terms

The premises are available on a sublease for a flexible term up to June 2031.



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