



200

**ALDRSGATE**

LONDON ECT

# 200 ALDERSGATE IS WHERE BRILLIANT PEOPLE AND AMBITIOUS BUSINESSES COME TOGETHER TO DO GREAT THINGS.

Want to work in one of the most exciting and fastest-growing cultural districts in the capital? Newly refurbished and artfully designed Grade A office accommodation and fully fitted 'ready to work' spaces are waiting for you.

Moments away from Farringdon, St Paul's and Barbican Tube stations, there's no better place to be right now.



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THE  
**LOCATION**

# AN EXTRAORDINARY DISTRICT WHERE CULTURE MEETS CREATIVITY AND BUSINESSES THRIVE.

Welcome to the neighbourhood. You are just minutes away from cafés, bars and restaurants, world-famous shopping centres, museums and art galleries.

Your new neighbours are Monzo, Amazon, Deloitte Digital, ITV, Pan Macmillan, Adidas and more.

And you couldn't be any better connected with Underground, Thameslink and Crossrail services a quick walk away.



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RESTAURANTS

- 01 St John
- 02 Manicomio
- 03 Café Du Marché
- 04 Club Gascon
- 05 The Zetter Townhouse
- 06 Luca
- 07 Lino
- 08 Stem + Glory

OCCUPIERS

- 01 AKQA
- 02 Deloitte Digital
- 03 AHMM
- 04 Save the Children
- 05 Amazon
- 06 Anomaly
- 07 FTI Consulting
- 08 Publicis Groupe
- 09 Trade Desk
- 10 Chicago Booth
- 11 TikTok

LIFESTYLE

- 01 Barbican Arts Centre
- 02 Nuffield Health
- 03 Pure Gym
- 04 Gymbox
- 05 Bounce
- 06 One New Change
- 07 Charterhouse Square
- 08 Postman's Park
- 09 Museum of London
- 10 St Bartholomew the Great

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THE  
**TRANSPORT**

## SUPER-CONNECTED.

Excellent transport links make it easy to get where you're going.

Underground, National Rail, and Thameslink stations are a short walk away. Just hop on the Tube, and you'll be in the West End before you know it. And with the opening of Crossrail, a quarter of the UK's population will be able to reach Farringdon Station in 45 minutes.

It all adds up, making 200 Aldersgate one of the best-connected buildings in London.



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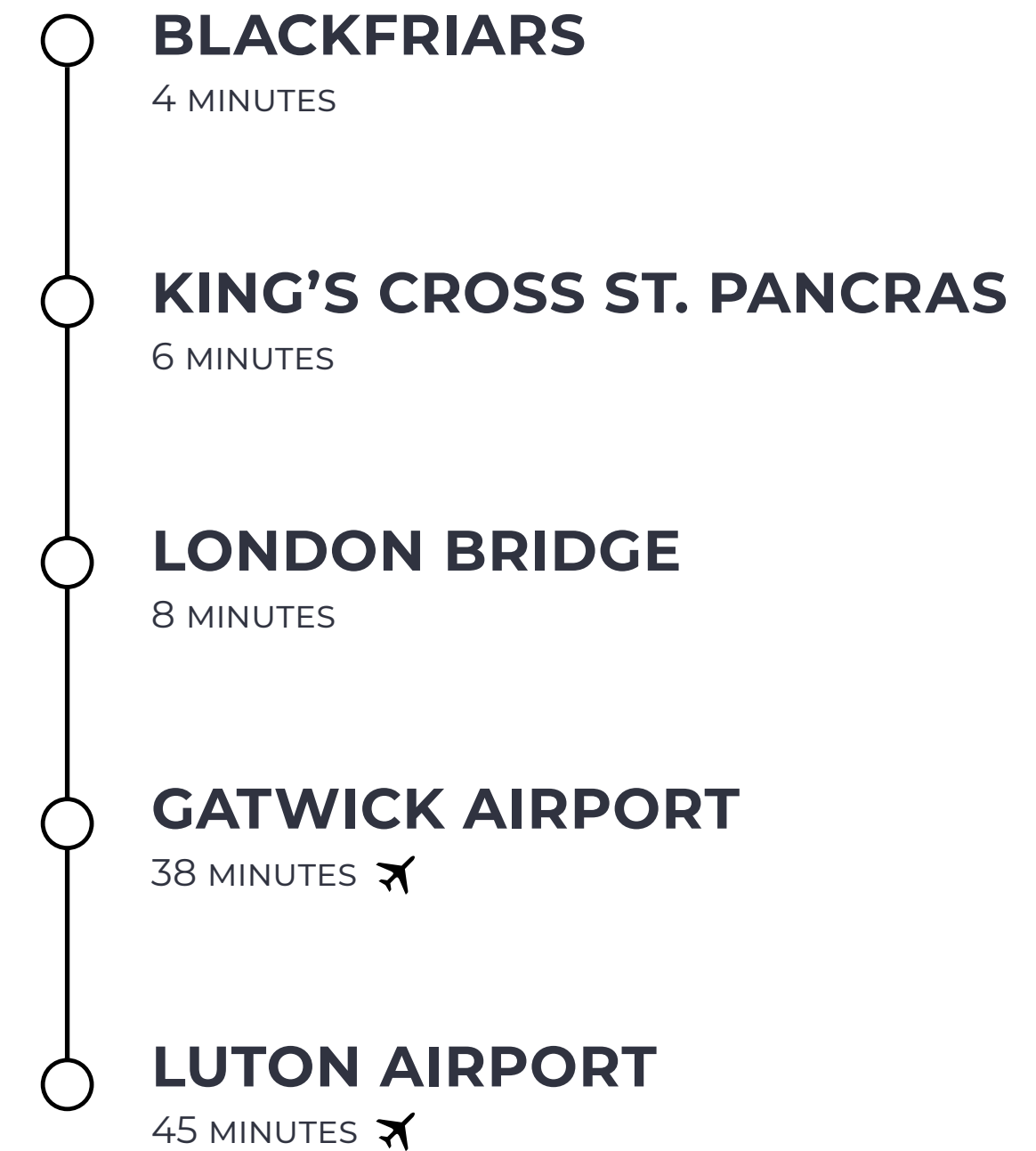
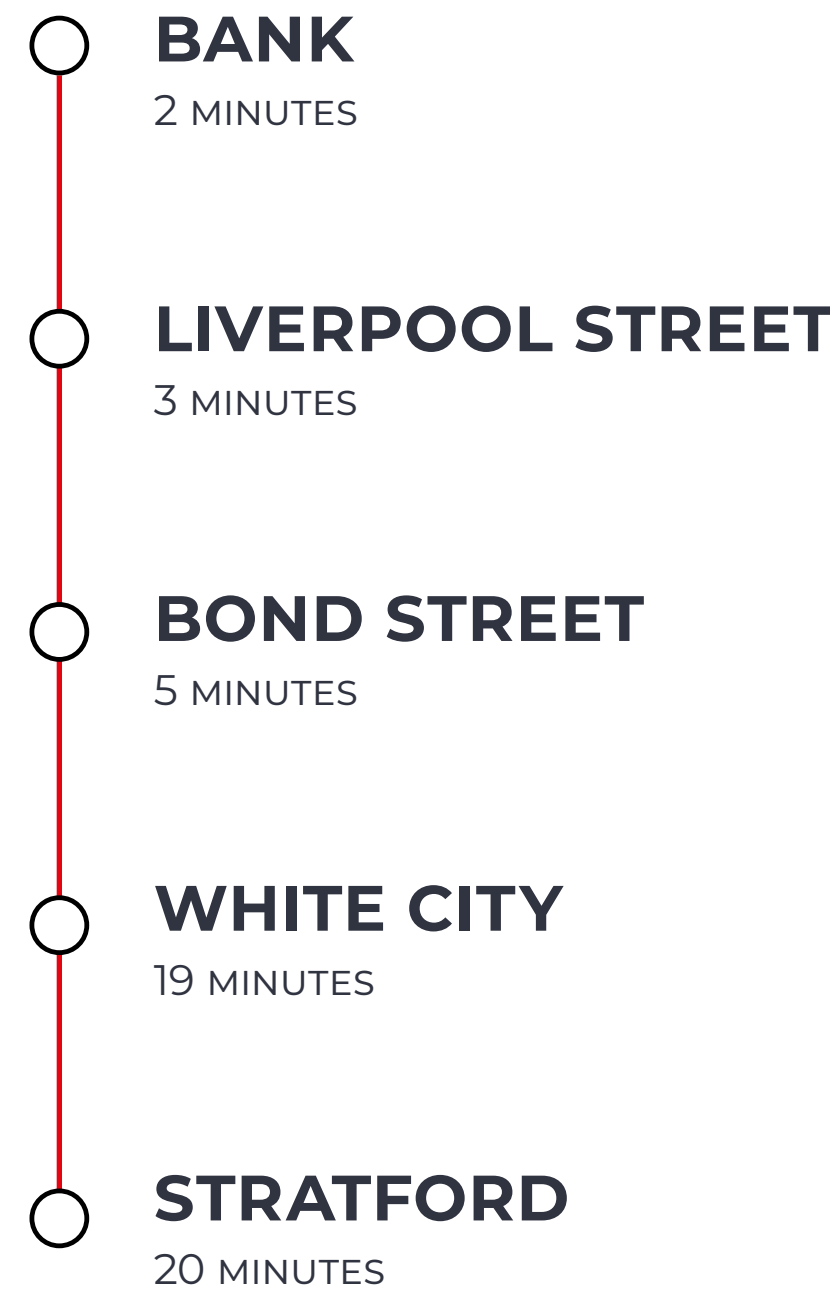
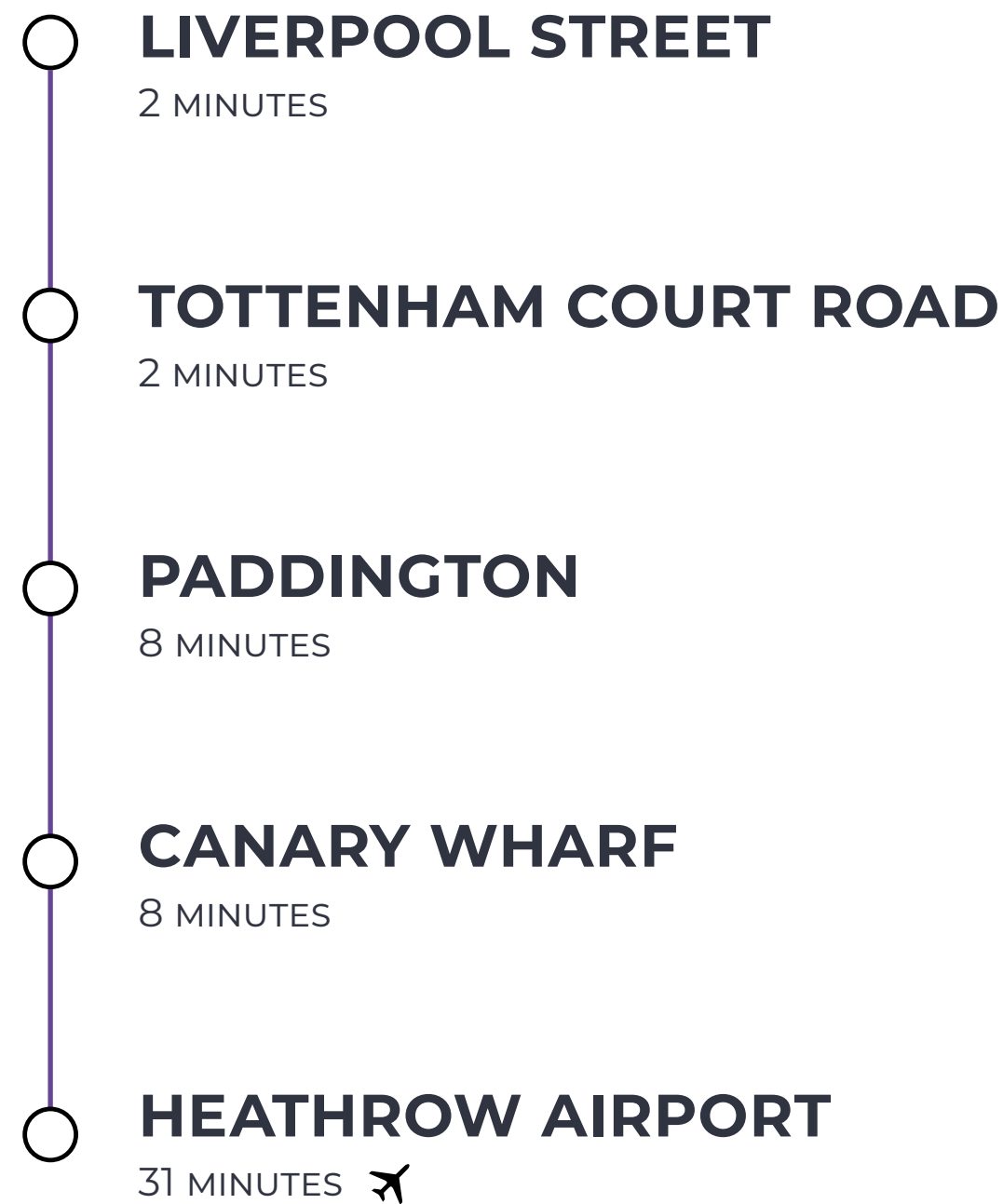
7th and 8th floors

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WALKING TIMES





THE  
**BUILDING**

# IT'S EVERYTHING YOU COULD WANT FROM A MODERN LANDMARK BUILDING LOOKING OUT OVER THE CITY.

A welcoming reception and comfortable lounge acts as a focal point and destination for tenants and visitors.

The café is the perfect place to catch up over coffee and fuel up on healthy food and snacks. The food is made freshly on site and the café can provide onsite catering within tenants' office space.

And staying active isn't a problem with bike storage, showers and a fully-stacked gym offering spin classes plus the largest pool in the City.

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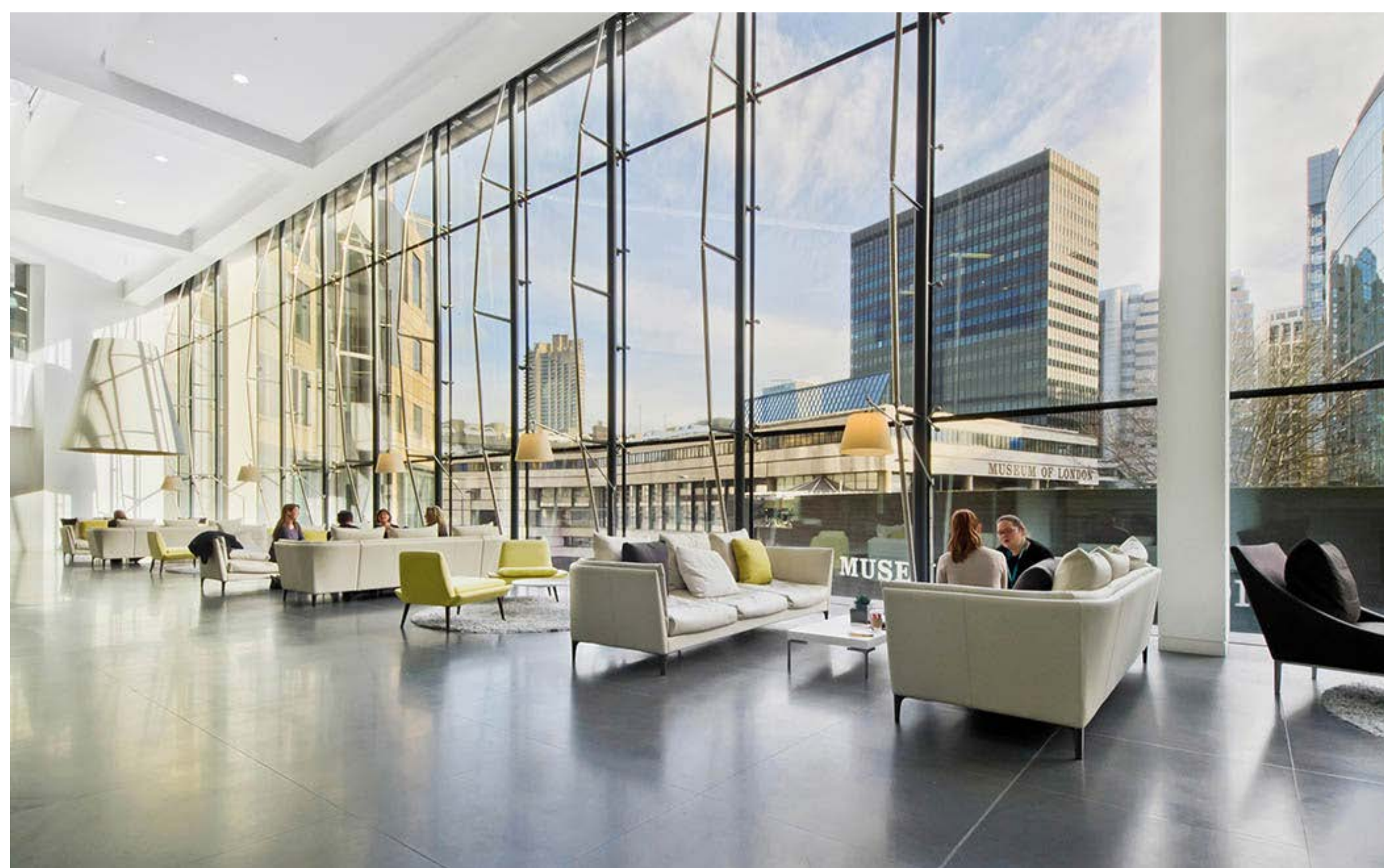
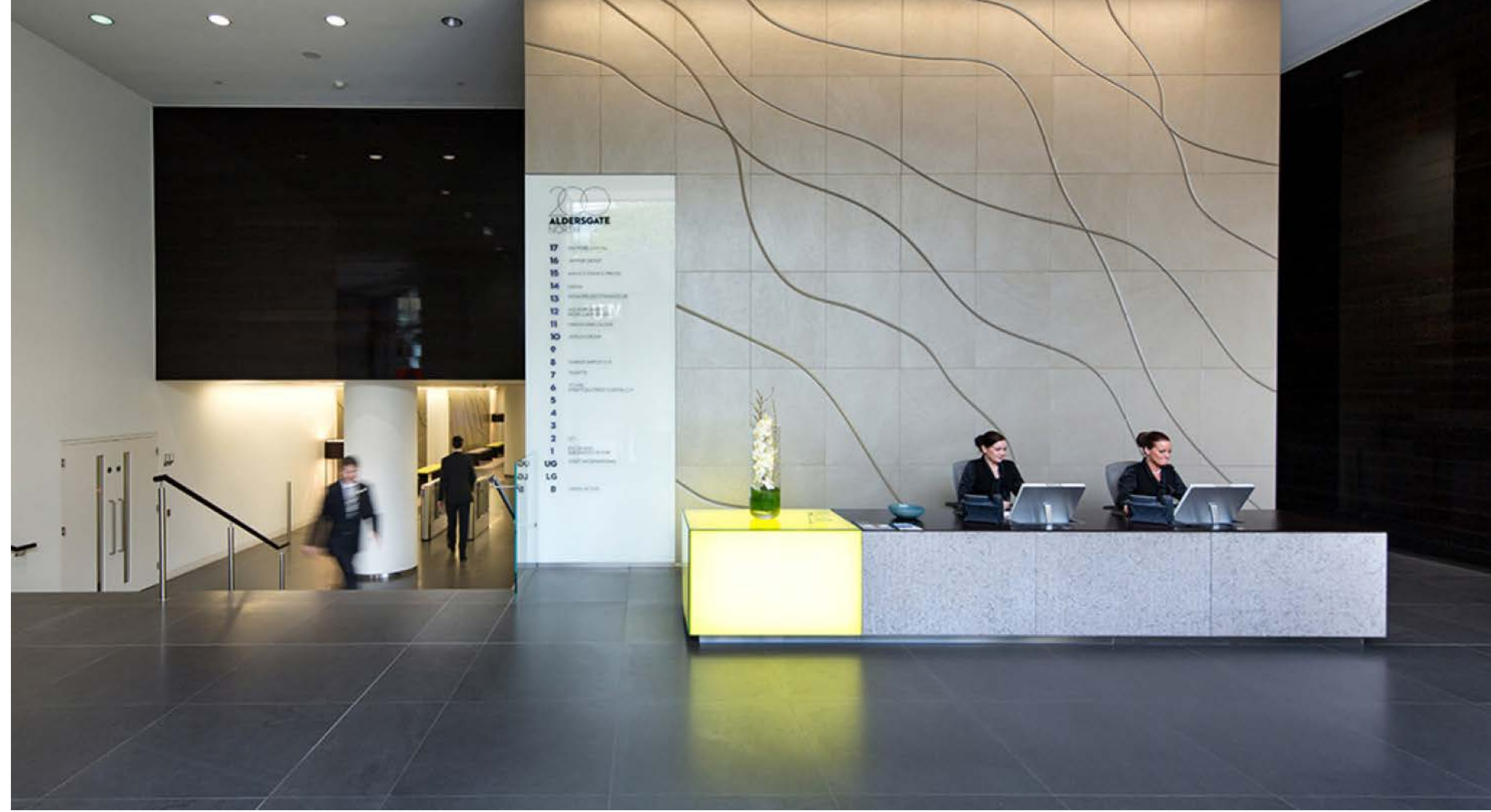
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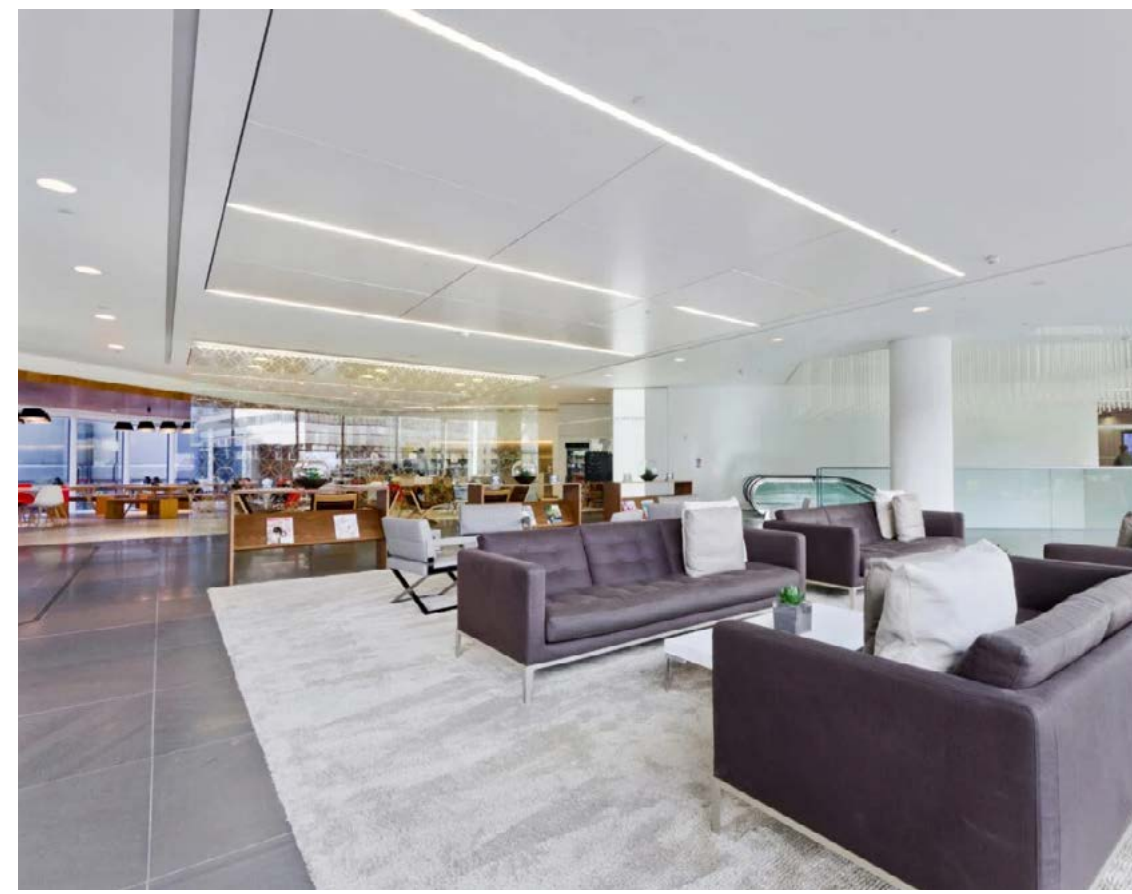
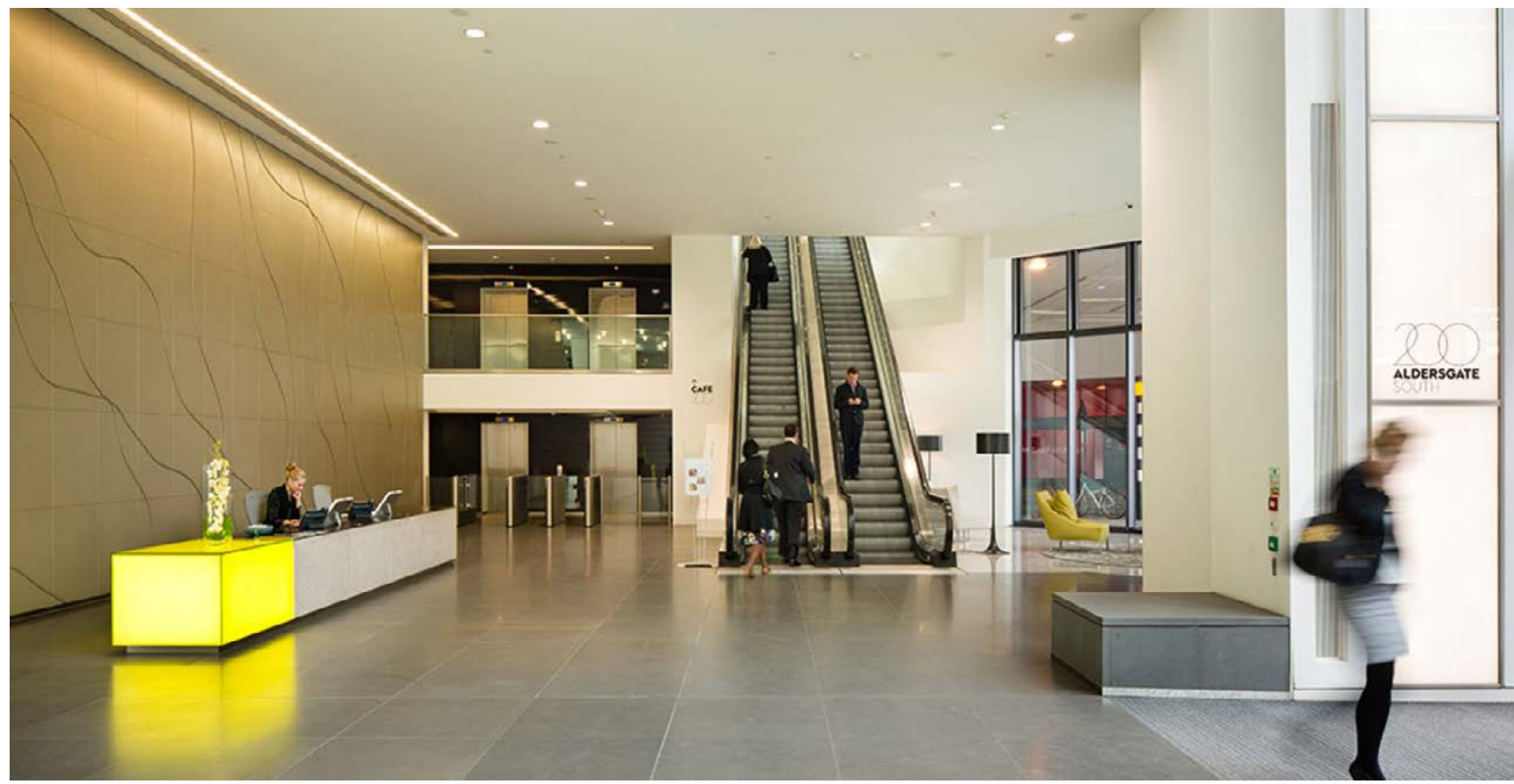
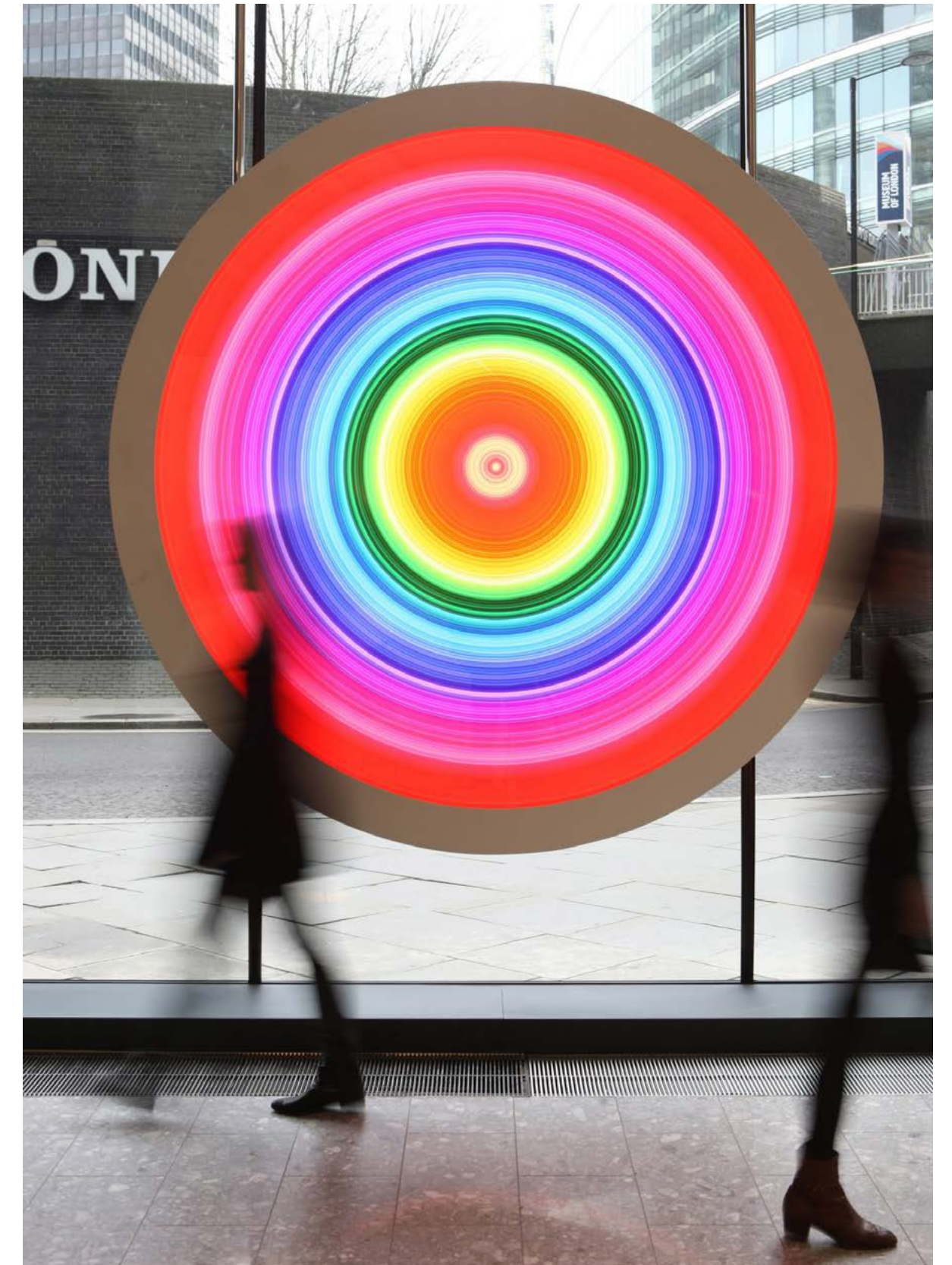
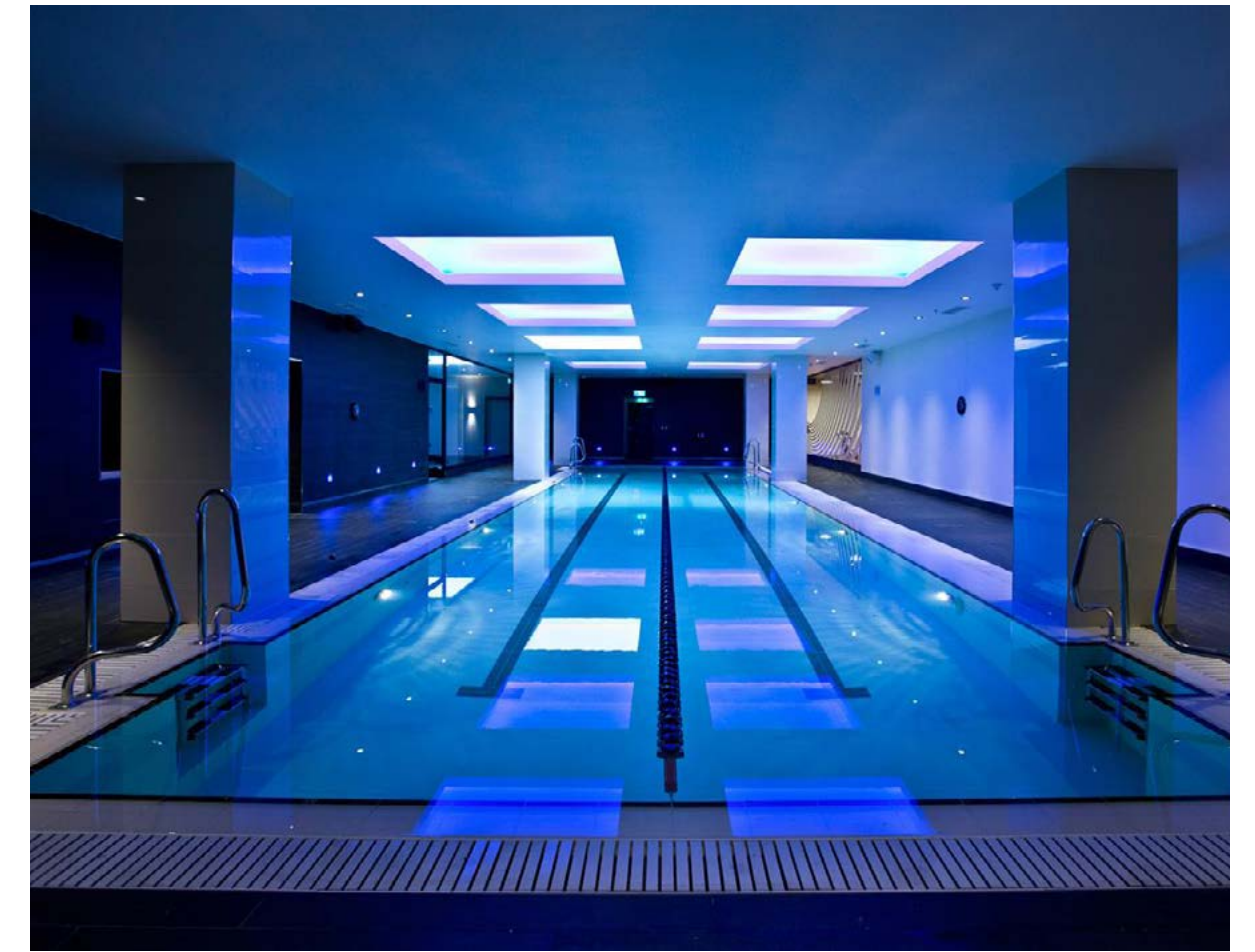
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# BUILDING AMENITIES

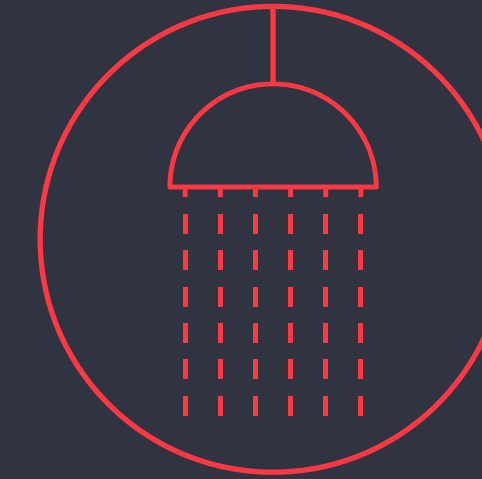
Excellent building amenities to suit all occupiers.



CAFE 200



226 BIKE STORAGE



22 SHOWERS



24/7 MANNED RECEPTION



385 LOCKERS



5 CHANGING ROOMS



BASEMENT GYM



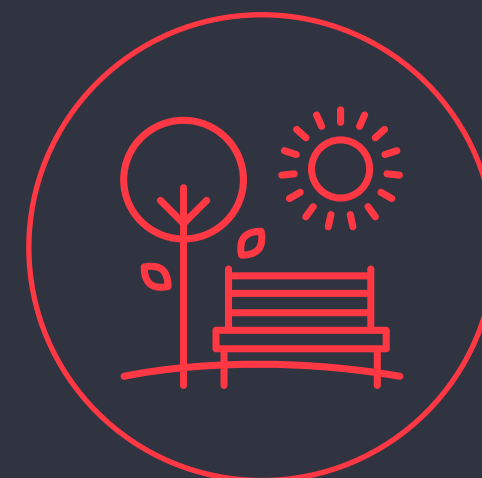
DRY CLEANING SERVICE



ONSITE AMAZON LOCKERS



TENANT WELLNESS



COMMUNAL COURTYARD



THE  
**WORKSPACE**

Artfully designed workspace.

# NEWLY REFURBISHED WORKSPACE FOR BUSINESSES LOOKING TO MAKE AN IMPRESSION.

We've carefully considered every element so you and your team can focus, find balance and do your best work.

## Let the light in

Soothing spaces filled with natural light inspire creativity and productivity.

## Cool and calm

A mix of soft, muted tones, textures, plants and thoughtful accessories create a relaxed vibe.

## Work your way

Collaborate in meeting rooms and breakout spaces or find a quiet moment on the terrace.



## SCHEDULE OF AREAS

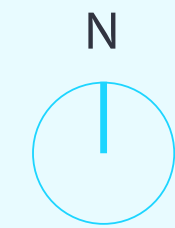
<b>16TH FLOOR</b>	<b>1,750 SQ FT</b>	
Terrace 1	1,464 SQ FT	<b>UNDER OFFER</b>
Terrace 2	1,421 SQ FT	
<b>12TH FLOOR</b>	<b>9,052 SQ FT</b>	
Terrace 1	1,367 SQ FT	<b>AVAILABLE</b>
Terrace 2	1,518 SQ FT	
<b>10TH FLOOR</b>	<b>14,762 SQ FT</b>	<b>AVAILABLE</b>
<b>7TH &amp; 8TH FLOORS</b>	<b>4,926 SQ FT</b>	
Terrace 1	1,475 SQ FT	<b>AVAILABLE</b>
Terrace 2	1,475 SQ FT	
<b>6TH FLOOR (NORTH)</b>	<b>4,940 SQ FT</b>	
Terrace 1	614 SQ FT	<b>UNDER OFFER</b>
Terrace 2	614 SQ FT	
<b>TOTAL</b>	<b>35,430 SQ FT</b>	



# 12TH FLOOR

9,052 SQ FT

Full CAT A Refurbishment



EXAMPLE FIT OUT



*For indicative purposes only, not to scale.*

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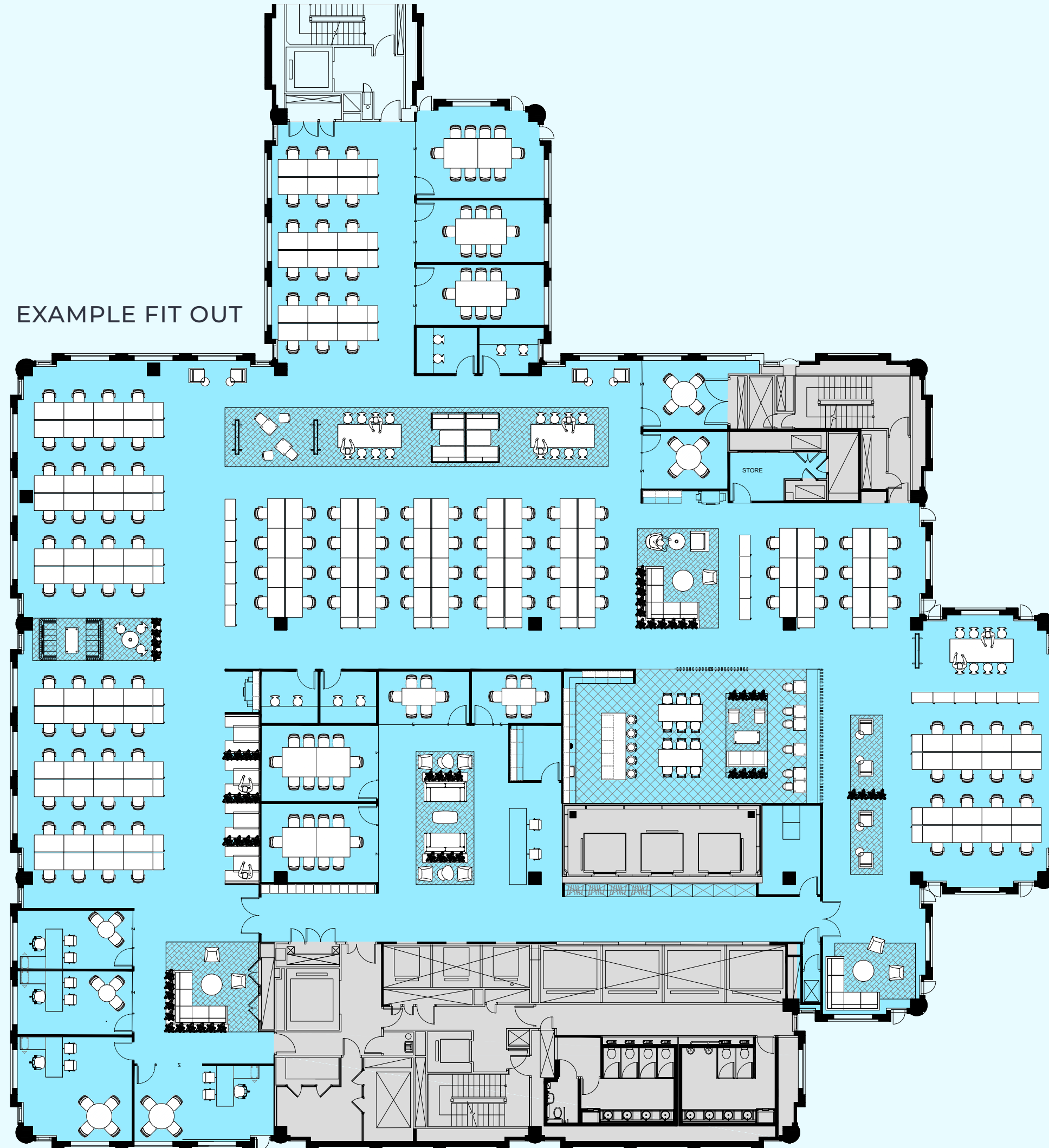
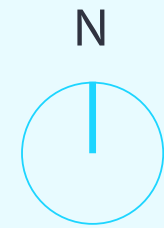
Specification

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# 10TH FLOOR

14,762 SQ FT

Full CAT A Refurbishment



## 10TH FLOOR

- 134 Open Plan
- 3 Meet (10)
- 6 Meet (4)
- 1 Huddle Room (8)
- 3 Huddle Room (4)
- 5 Phone Booths
- 2 Print Point
- 1 Comms
- 7 Collaboration Areas
- 1 Tea Point
- 1 Store
- 134 Total Working Positions

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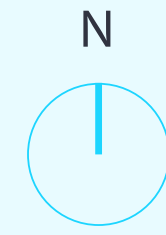


Floor 10 - CAT A

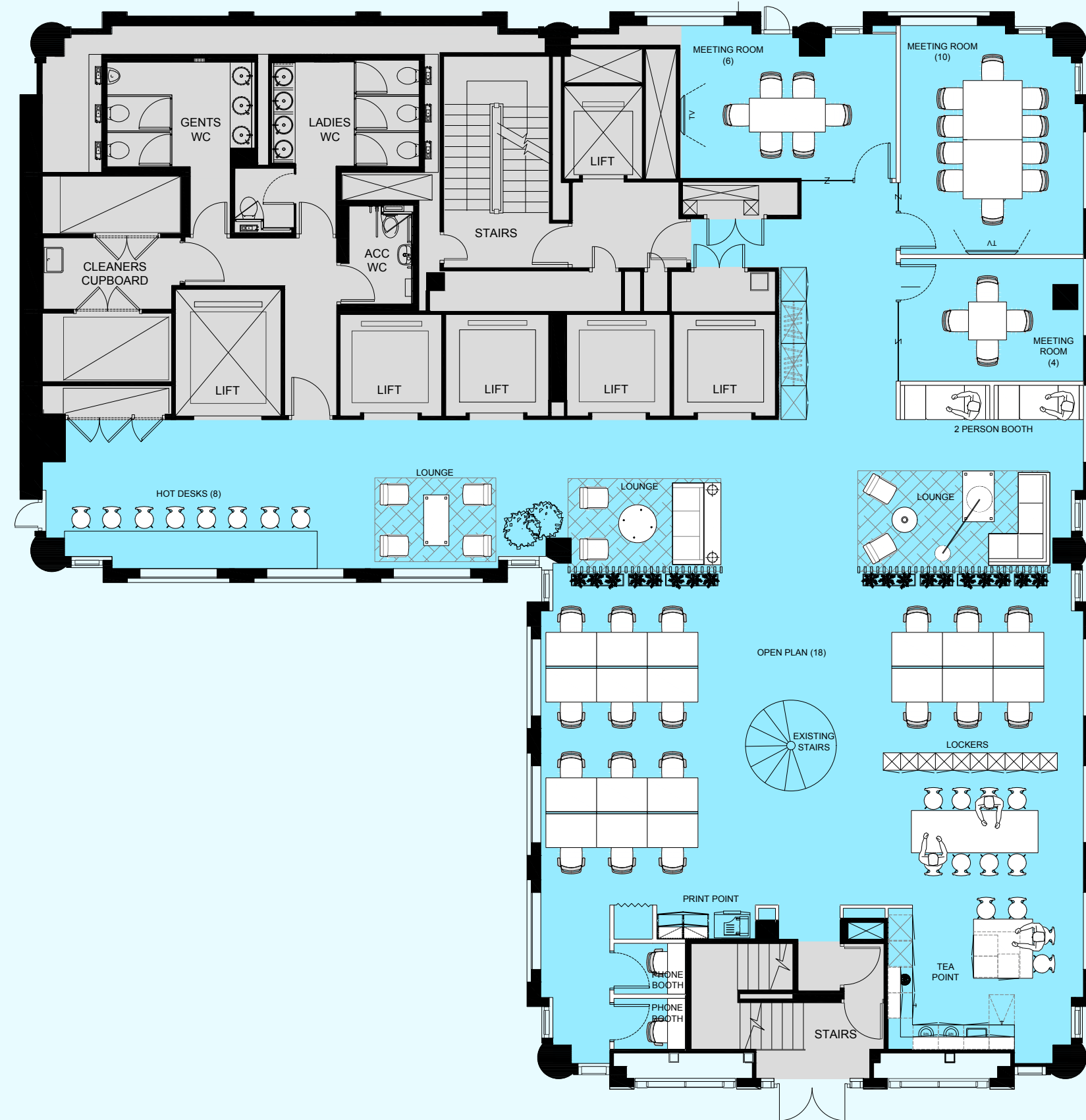
# 7TH & 8TH FLOORS

## 4,926 SQ FT

Full CAT B Refurbishment



7TH FLOOR - EXAMPLE FIT OUT



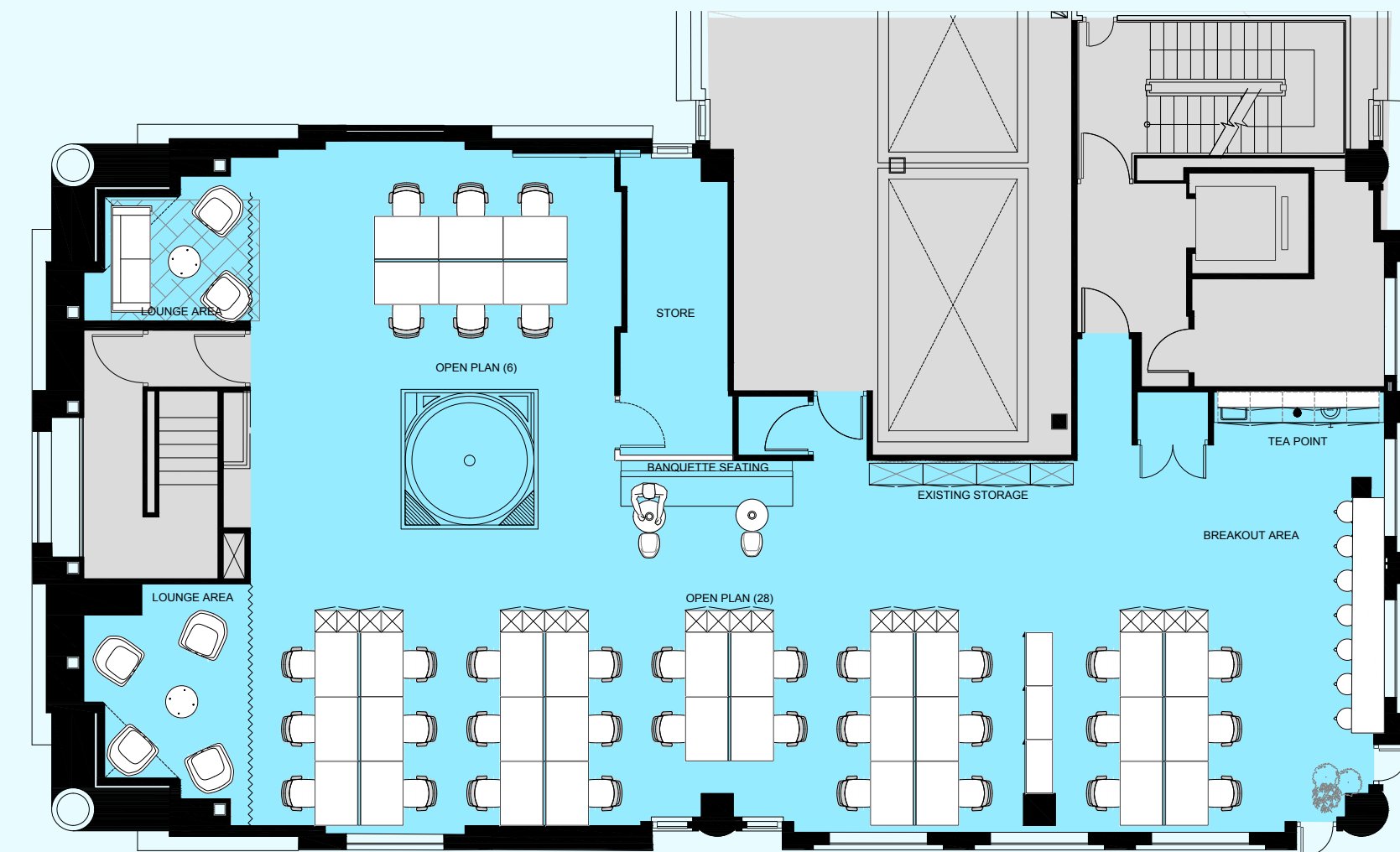
### 7TH FLOOR

- 3 Lounge Area
- 1 Meeting Room (10)
- 1 Meeting Room (8)
- 1 Meeting Room (4)
- 2 Phone Booth
- 18 Open Plan Desks
- 2 Collaboration Area
- 1 Tea Point
- 1 Breakout Area
- 1 Print Point
- 2 2 Person Booth
- 1 Terrace
- 1 Comms Cab
- 18 Total Working Positions

### 8TH FLOOR

- 34 Open Plan Desks
- 1 Collaboration Bench
- 2 Lounge Area
- 1 Tea Point
- 1 Breakout Area
- 1 Store Room
- 34 Total Working Positions

8TH FLOOR - EXAMPLE FIT OUT



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Floor 07 - Entry

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# SUMMARY SPECIFICATION

The refurbishment has been carefully considered providing the features expected by today's occupiers.

The building considers the importance of ESG credentials when undertaking any refurbishment. These include the following:

- LED lighting: Long life span & energy efficient
- Carpet: 100% recyclable
- Floor tiles: Reuse of existing & refurbished tiles where needed
- Furniture: Made in the UK
- Reuse of existing fitout where possible



WIRED SCORED PLATINUM



2.75M FLOOR TO CEILING HEIGHT



FAN-COIL AIR CONDITIONING



NEW CEILING



RAISED FLOORS



LED LIGHTING

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