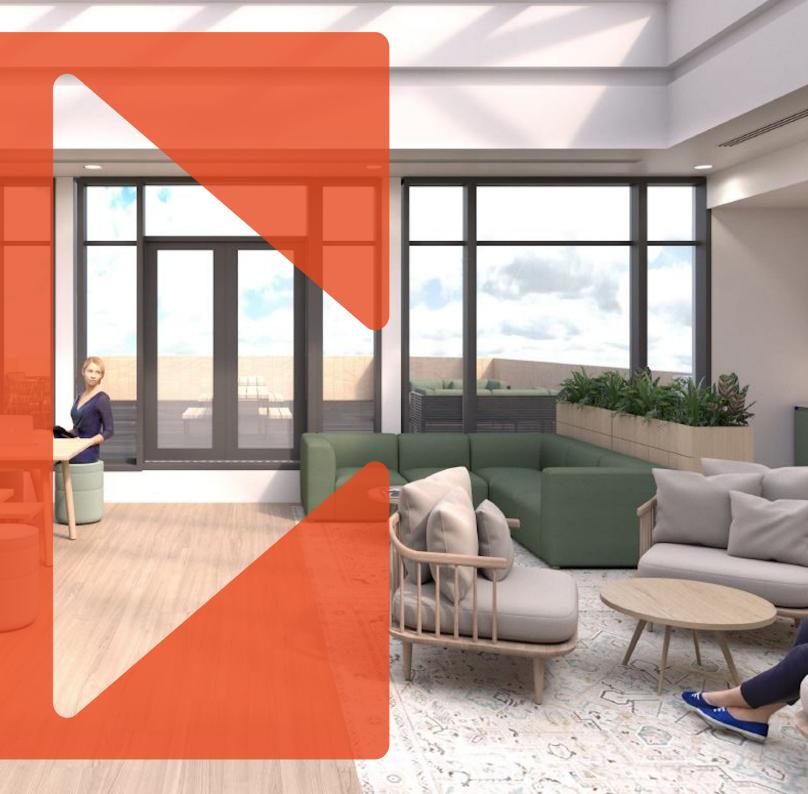
Clerkenwell &
Farringdon
200 Aldersgate Street
Barbican
EC1A 4HD

Various units to rent within the iconic 200 Aldersgate, which is moments from Barbican, Farringdon and St Paul's Stations.

For Rent 3,500 to 40,000 ft <sup>2</sup>

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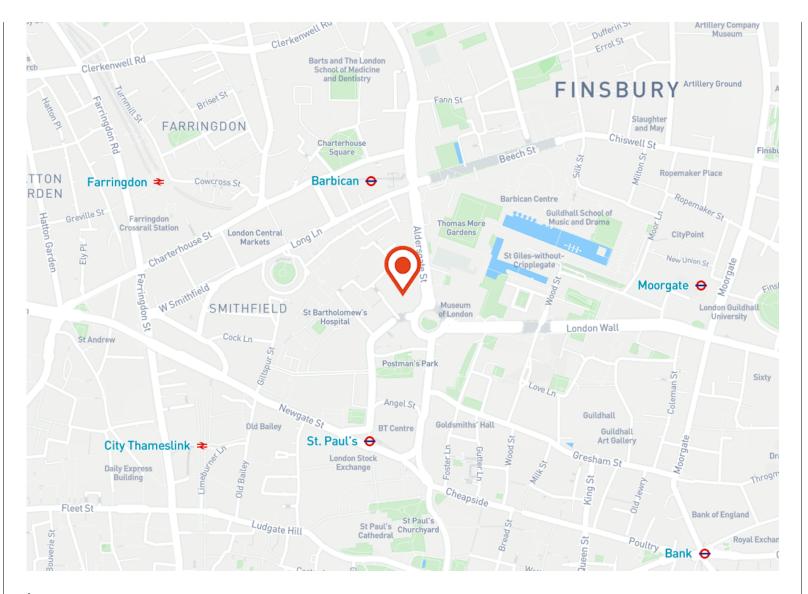


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#### Location

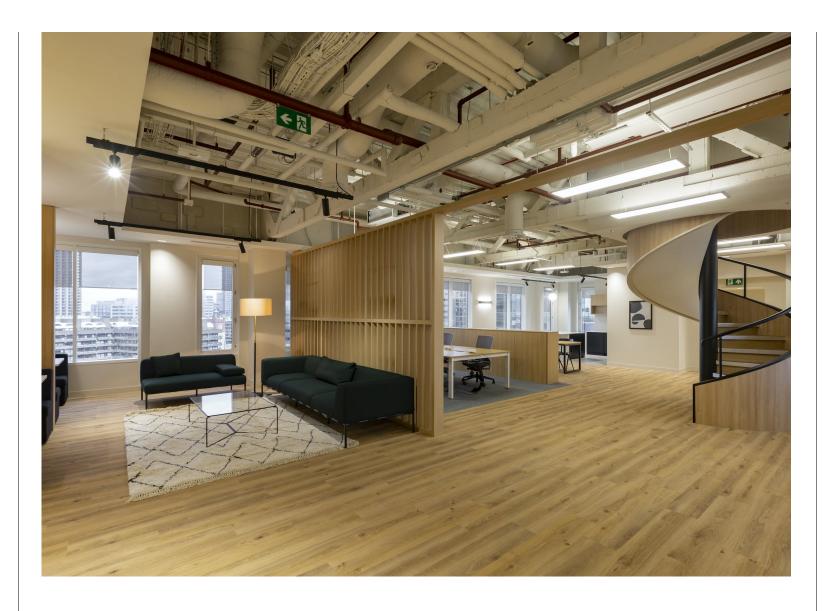
With an extensive range of amenities, this ever-evolving area of London has earned its reputation as a top destination for food and drink. Whether you are in the mood for brunch, an after work drink or looking to sample the weekday delights of the historic Smithfield market.

A world-class culture hub, not only famous for the iconic Barbican Centre which comprises a gallery, theatre and cinema but also its lively lunch spots and cocktail bars. The addition of nearby wellness options and trendy cafés ensures that you have everything you need right on your doorstep.

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#### **Amenities**

- Breathtaking views of London skyline
- On site access to business lounge, communal courtyard, cafe and meeting rooms
- On site access to Virgin Health, Events Venues, Landmark
   Serviced Office and a variety of retail offerings
- Cat A fit out on 12th Floor- can be fully-fitted subject to terms.
   Also benefits from 2 private terraces with fantastic views.
- Cat A fit out on 10th Floor- can be fully-fitted subject to terms
- Cat A fit out on 6th Floor- can be fully-fitted subject to terms
- **-** Expansive terraces on select units
- Fully accessible raised flooring
- Bike storage, showers, changing rooms, and lockers on-site
- Dry-cleaning service and Amazon lockers available
- Wired Scored Platinum

#### **Description**

The newly refurbished units at 200 Aldsersgate offer a wide range of fantastic spaces, with outstanding views, vast terraces and first class amenities right on your doorstep. The variety and quality this buildings offers will leave you looking no further. With 360 degree views of an uninterrupted skyline, a commissaire, bright and expansive communal entrances, and fantastic breakout areas, this building definitely brings the wow factor.

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#### Content

Watch the film



View on Website



#### Developer

Private

#### Tenure

Leasehold

#### Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

#### VAT

The property is elected for VAT

#### **Legal Costs**

Each party to be responsible for its own legal and all other professional costs incurred in the transaction.

#### **Local Authority**

The City of London

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#### Floor Areas & Outgoings

The accommodation comprises of the following:

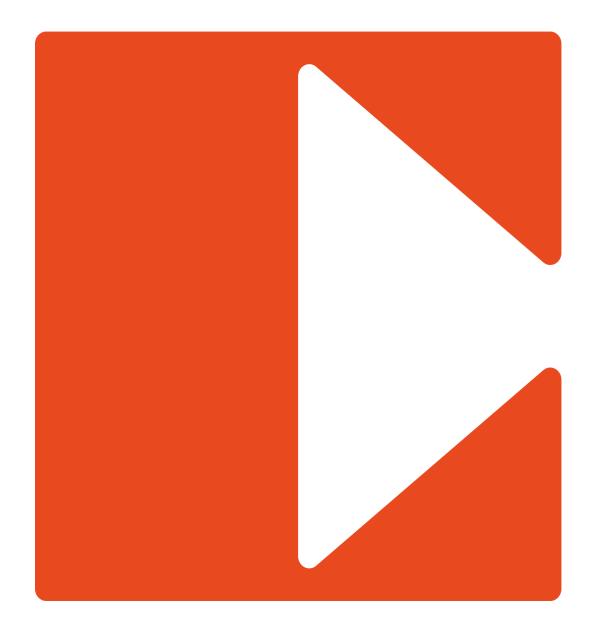
Name	sq ft	Availability	
10th - (Fully-fitted)	10,044	Available	
6th - With private terraces	22,500	Available	
2nd	40,000	Available	
2nd - (CAT A)	20,000	Available	_
2nd - (Educational Fit Out)	20,000	Available	
Upper Ground - (Fully-fitted)	4,216	Available	
12th - With 2 private terraces	9,051	Let	
Total	125,811		

#### Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

Sarah Hill sh@compton.london 07936 338 774

Shaun Simons ss@compton.london 07788 423131



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