

# Compton



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## Aldgate

Muro, 2 India Street  
EC3N 2AF

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Stunning design-led floor plates  
available in fitted or CAT A  
condition with strong ESG  
credentials

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## For Rent

2,954 to 40,145 ft<sup>2</sup>

020 7101 2020  
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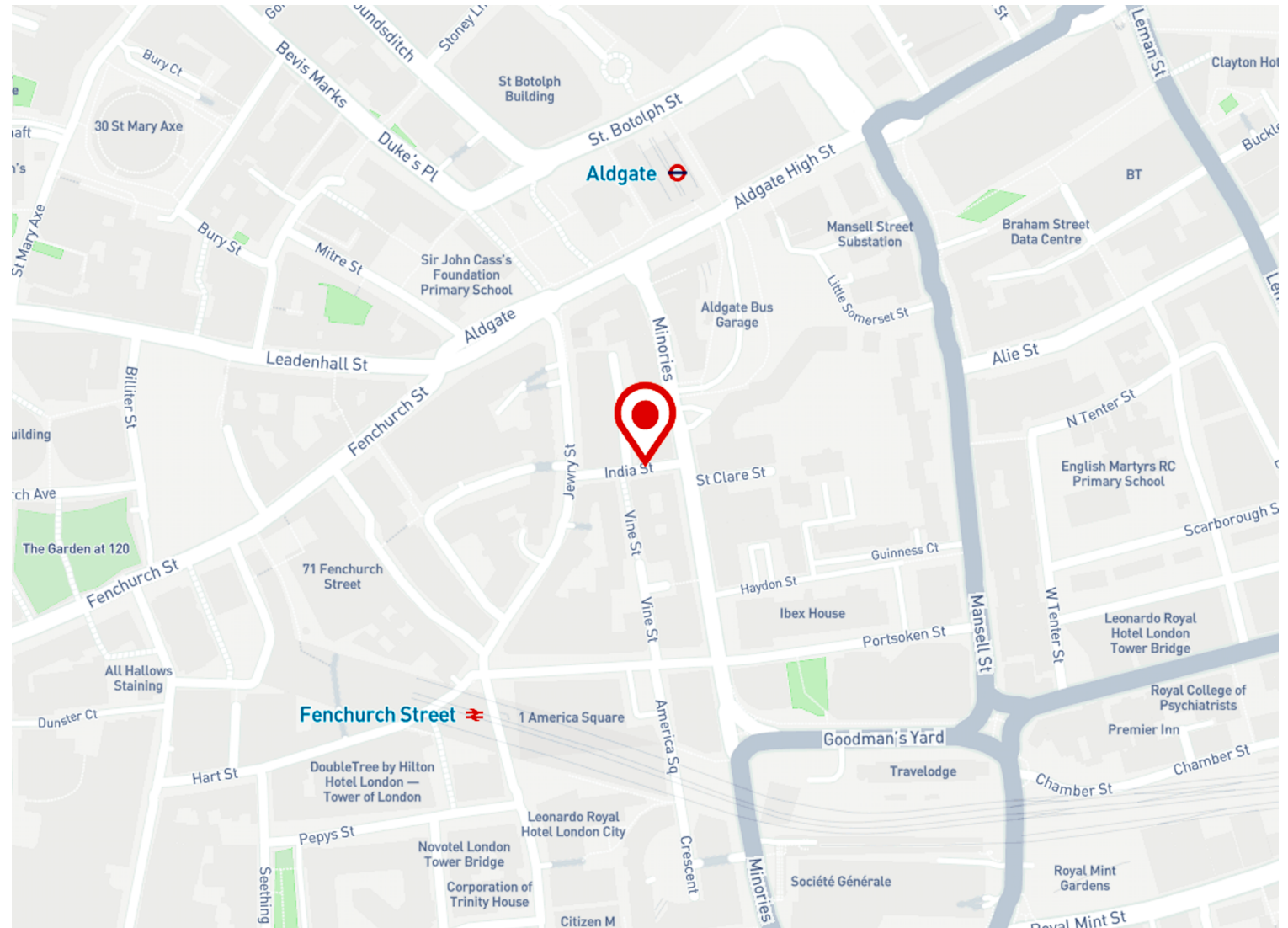
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## Location

Muro is prominently located on the corner of India Street - a stone's throw from Brick Lane, Commercial Road and the City. The location offers endless amenity choices for entertaining clients, after-work drinks, enjoying open spaces and gym membership.

Transport links are outstanding with Underground and Overground lines at Aldgate, Aldgate East, Liverpool Street, Fenurch Street and Tower Hill stations are all within ten minutes' walk.

Just a short cycle ride away, new Crossrail stops at Liverpool Street and Whitechapel station will give even greater access to the rest of the city and beyond.

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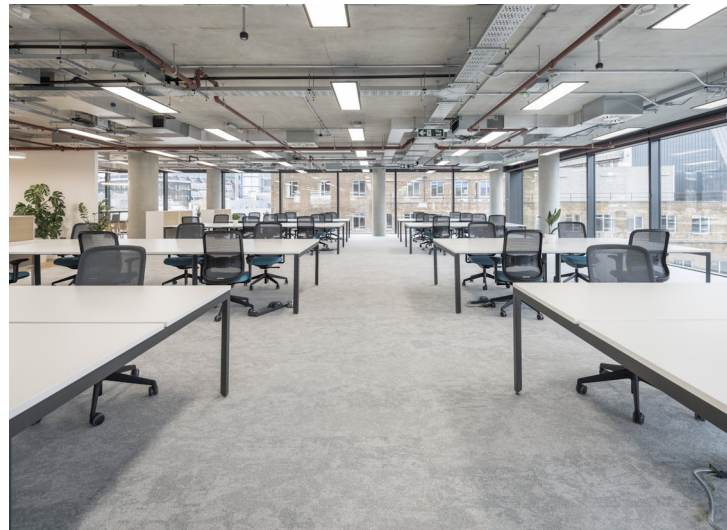
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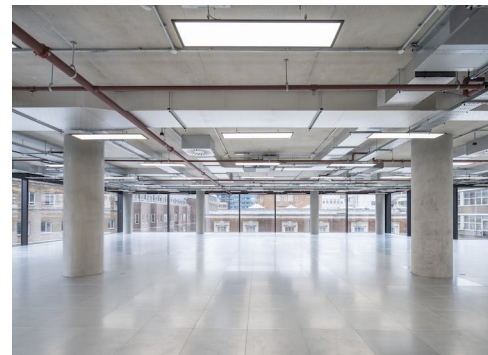
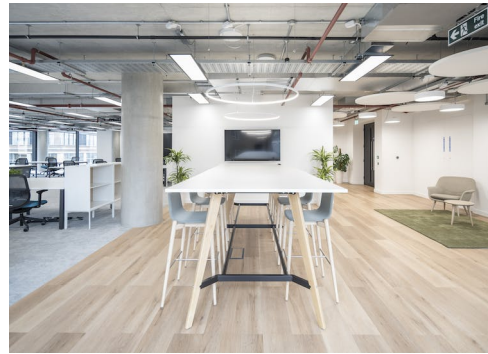
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## Amenities

- Large reception area with an on-site Café
- Fantastic natural light
- Generous floor to ceiling heights
- Fitted floor includes: 38 workstations, two meeting rooms, ample breakout areas, zoom booths and a large kitchen area
- 2x Passenger lifts
- CAT A/open plan or fully fitted available
- Wirescore: Platinum
- BREEAM: Excellent
- EPC: A
- 100% renewable energy use & targeting operational net zero carbon
- 91 Bicycle racks, 92 lockers and changing facilities

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## Description

Muro offers more than 48,000 sq ft of light-filled class A office space across 11 floors.

Three minutes from Aldgate Station and spread across 12 floors in a dynamic location, this people centric workspace is the perfect home for businesses to put down roots, nurture new ideas and grow.

Majority of the floor plates are in a CAT A condition with the exception of the 6th floor that is offered in a fully fitted, furnished condition and ready for immediate occupation. The high quality fit out includes 32 workstations, 1x meeting room, ample breakout & collaboration areas and a large kitchenette.

Subject to terms, the other floors can be offered as a turnkey fitted solution.

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## Content

[View on Website](#)



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## Viewings

Via joint agents only

## Lease Term

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

## Legal costs

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

## Local Authority

City of London



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
11th	2,954	£72.50	£25	£11.49	£108.99	£26,829.71	£321,956.46	Available
8th	4,352	£70	£25	£11.49	£106.49	£38,620.37	£463,444.48	Available
7th	4,646	£68.50	£25	£11.49	£104.99	£40,648.63	£487,783.54	Available
6th - Fitted	4,773	£69.50	£25	£11.49	£105.99	£42,157.52	£505,890.27	Under Offer
5th	4,779	£65	£25	£11.49	£101.49	£40,418.39	£485,020.71	Available
4th	4,900	£62.50	£25	£11.49	£98.99	£40,420.92	£485,051	Available
3rd	4,900	£60	£25	£11.49	£96.49	£39,400.08	£472,801	Available
2nd	4,900	£58.50	£25	£11.49	£94.99	£38,787.58	£465,451	Available
1st	3,941	£57.50	£25	£11.49	£93.99	£30,867.88	£370,414.59	Available

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## Contact Us

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

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Shaun Simons  
[ss@compton.london](mailto:ss@compton.london)  
07788 423131

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714



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