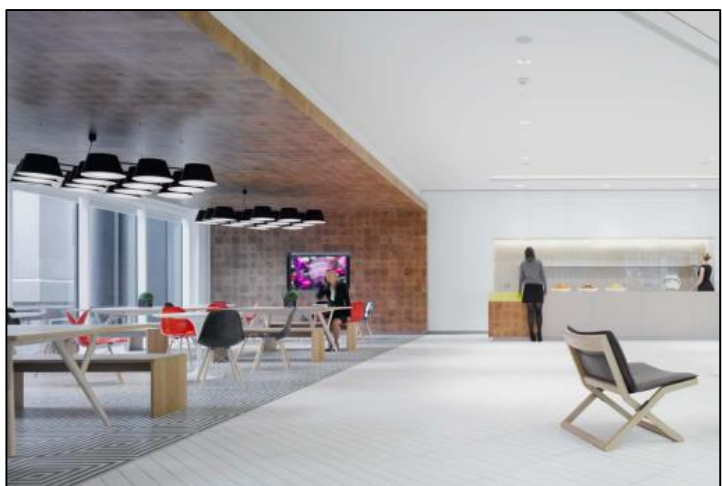
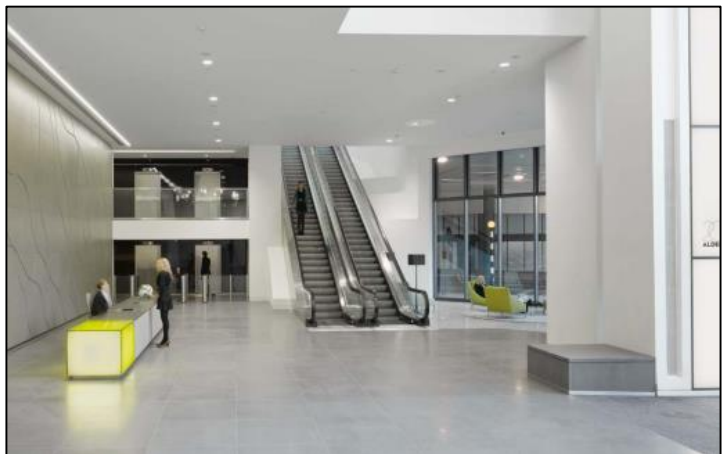


****Small Office Suite in Landmark Building****

1,500 sq ft approx. (139.50 sq m)

**Pt. Sixth Floor
200 ALDERSGATE
LONDON EC1**



LOCATION

The building is located opposite the Museum of London close to London Wall. It is equidistant between St Paul's (Central) and Barbican (District/Circle/Met) Underground Stations. It is also convenient for both Farringdon and City Thameslink.

020 7522 8500

THE BUILDING

The occupier will enjoy all the amenities provided with this multi-tenanted prestigious building including onsite café facilities, gymnasium, dedicated bike stores, etc. The building also has 24 hour security and excellent reception facilities.

ACCOMMODATION

A unique opportunity to acquire a small suite on the 6th floor, accessible via the southern entrance and immediately adjoining the lift core. Completed in 2011, the offices provide bright, open plan, Grade A accommodation designed on a 1.5m planning grid and with a 2.75m floor to ceiling.

AMENITIES

- 4 pipe fan coil air conditioning
- Standby generators
- Superb natural light/excellent views
- Raised floor system (150mm void)
- Modular lighting (300-500 Lux)
- 4 Automatic lifts plus goods lift
- Furniture available
- Bike stores and shower facilities

TERMS:

Either on a fully inclusive basis until December 2017 with the major costs included; rent, rates and services charges for **£100 per sq ft per annum**.

Or on a sublease until December 2022 with the same initial rent as above but subject to a review/mutual break in December 2017.

LEGAL COSTS:

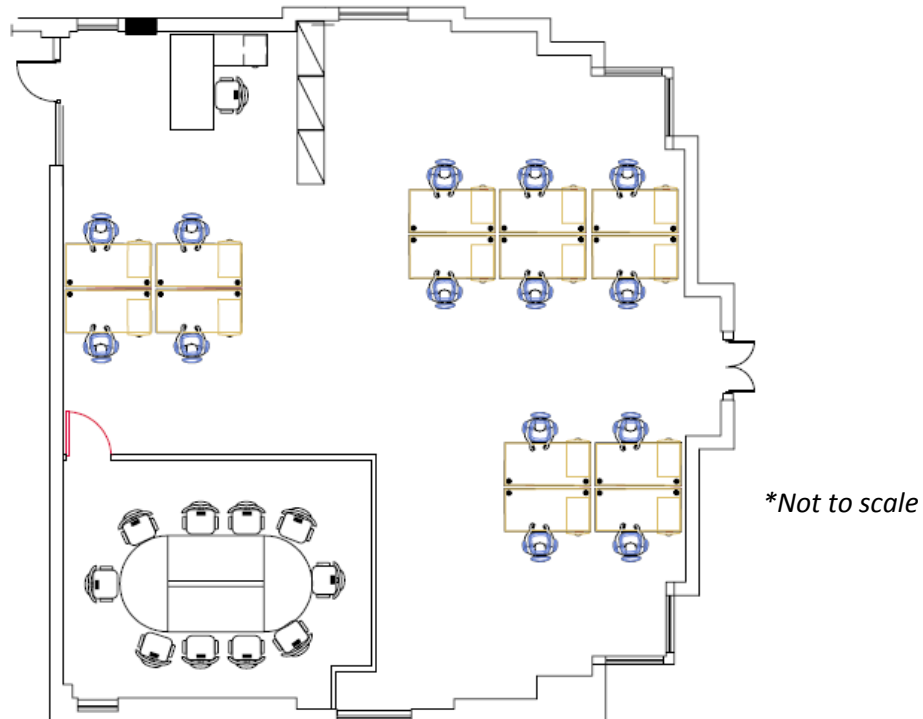
Each party to bear their own legal costs.

EPC:

TBC.

VIEWING

Strictly by prior appointment through the sole letting agents Mellersh & Harding:



Paul Brewster
020 7522 8523

pbrewster@mellersh.co.uk

George Reynolds
020 7522 8524

greynolds@mellersh.co.uk