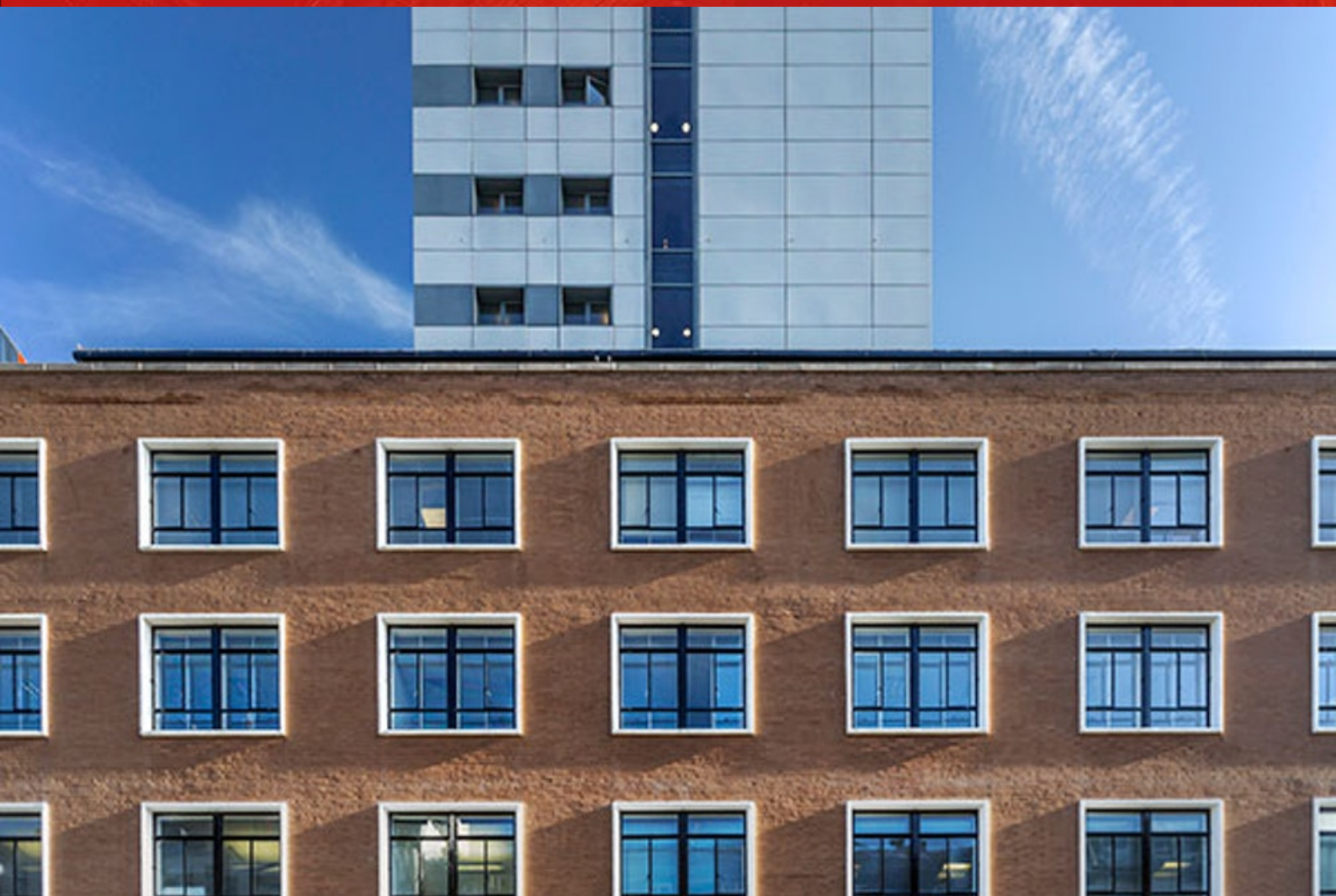


# To Let

**30 Minories, Aldgate, London, EC3N 1PE**

3,440 to 6,898 sq ft

- Recently refurbished with the ability to add a CAT B partial fit out
- Panoramic views across Central London
- Remodelled reception with commissionaire and building manager on site and break out space.
- Excellent communication links via Tower Hill and Aldgate tube lines as well as Fenchurch Street Station and Tower Gateway



## Location

30 Minories lays within Aldgate, London's most vibrant sub-market and a key component of London's evolving tech-belt.

The property is located on the eastern side of Minories between its junction with Clare Street and Haydon Street. Fenchurch Street mainline, Tower Hill underground and Tower Gateway DLR stations are all within close proximity.

Aldgate has undergone a substantial transformation, which has seen it become a an established office location of choice for TMT, media and technology occupiers. This attraction is due its unique tenant mix, excellent communication link and its close proximity to London's traditional insurance district.

## Accommodation

A new lease available direct tom the landlord.

Floor/Unit	Size	Rent	Availability
12th	3,440 sq ft	£57.50 per sq ft	Available
4th	3,458 sq ft	-	Available

## The Property

The building is of concrete framed construction, with brick cladding. The property provides podium floors from first to fifth and tower floors from the sixth to 12th floor. Benefitting from excellent views of the city skyline.

The main access to the property is via the ground floor reception, with ground floor retail units fronting onto Minories.

There is a large car park to the South of the site that is accessed from Haydon Street. Cycle spaces are also provided.

## Transport

The property benefits from excellent communication links, providing access to the rest of Central London. Aldgate is 250m, Tower Hill 300m, Fenchurch Street 450m and Liverpool 900m. Liverpool Street will be the only station the City to provide access to Crossrail ( The Elizabeth line).

## EPC

This property has been graded as C (51).

## Rent

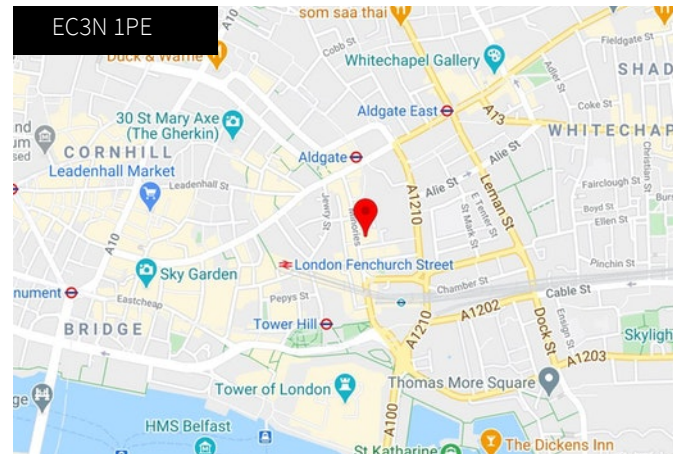
£57.50 per sq ft  
*exclusive of rates, service charge and VAT (if applicable).*

## Business Rates

Rates payable: £13.66 per sq ft

## Service Charge

£10.50 per sq ft



## Contacts

### Matthew Mycock

0207 399 5862  
matthew.mycock@eu.jll.com

### Claire Watson

0207 852 4540  
claire.watson@eu.jll.com

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