



OFFICE TO LET

## 5 ALDERMANBURY SQUARE

London, EC2V 7BP

17TH FLOOR IN AN ICONIC CITY OFFICE BUILDING DESIGNED BY ERIC PARRY. EXCEPTIONAL VIEWS AND 3 PRIVATE TERRACES.

11,348 SQ FT (1,054.26 SQ M)



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## DETAILS



### DESCRIPTION

5 Aldermanbury Square – a renowned address in the core of the City. - Existing tenant fit out on the 17th 11,348 sq ft. Stunning panoramic views across the City. The 17th floor also benefits from three south facing terraces. Economical sublease to January 2027 with a reversionary lease from the landlord thereafter if desired.

### ACCOMMODATION

The accommodation comprises of the following:

Name	sq ft	sq m	Rent (sq ft)	Availability
17th - Substantial terrace/ panoramic views	11,348	1,054.26	-	Available
<b>Total</b>	<b>11,348</b>	<b>1,054.26</b>		

### KEY FEATURES

- Amazing uninterrupted views
- Three south facing terraces
- Manned Reception
- Tenant partitioning in situ

### OUTGOINGS

- Rates: £26.62 per sq ft
- Service charge: £16.60 per sq ft estimate
- EPC: B

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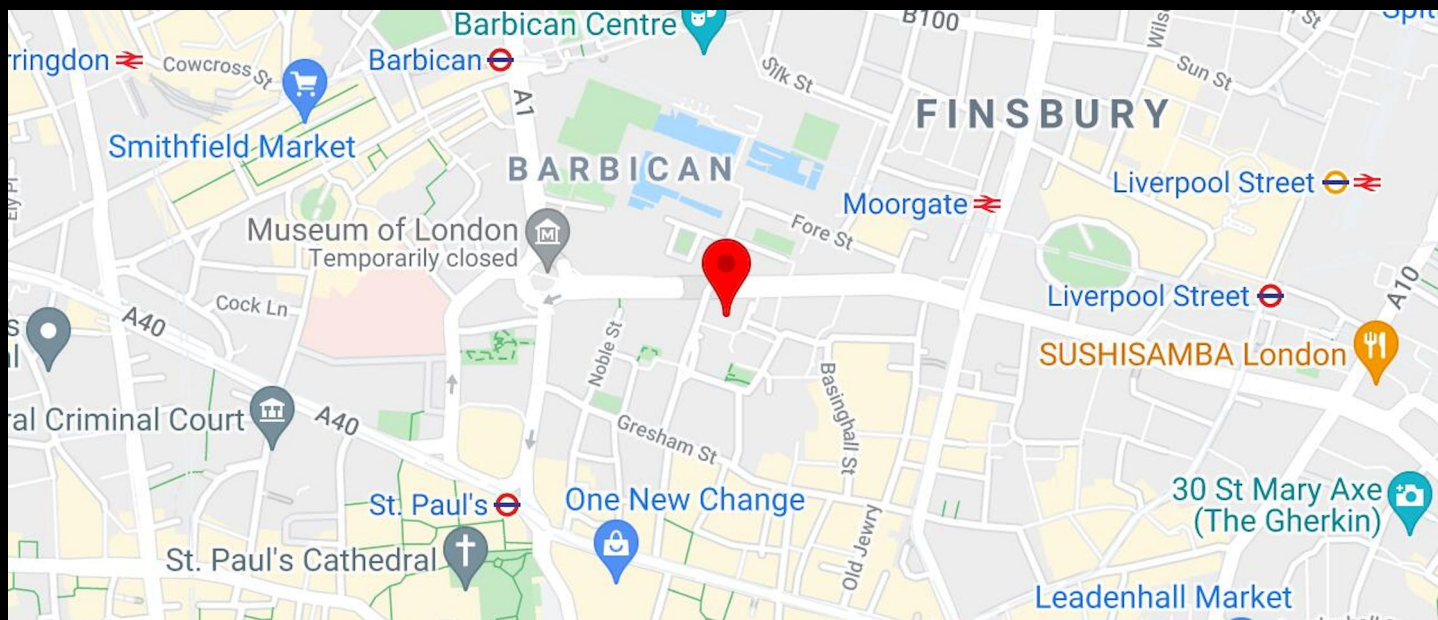
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## LOCATION



Situated along London Wall, 5 Aldermanbury Square is in close proximity to Moorgate, St Paul's and Bank Underground Stations. In addition to National Rail services, the Elizabeth Line will be accessible from Moorgate – providing a high frequency timetable, whilst also reducing travel time across London.

One New Change, Smithfield Market and the Barbican are all just a short walk away – providing a wide and diverse amenity offering whether it's morning, noon or night.

### CONTACT US

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