

ALDGATE TOWER

2 LEMAN STREET
LONDON E1

12TH FLOOR
20,274 SQ FT FULLY FITTED
LANDMARK OFFICES

Aldgate Tower is a striking landmark building ideally positioned and offering 20,274 sq ft of fitted office space.

The accommodation benefits from excellent levels of natural light and panoramic views across the City of London. It provides high quality fitted out office space arranged in a versatile configuration.



Specification

- Fully fitted & cabled (not tested)
- Furniture available by way of separate arrangement
- Impressive views / natural light
- Four pipe fan coil air-conditioning
- Efficient floor plate
- Dual power feed
- Cycle, shower and locker facilities
- 24 Hour Security / Commissionaire
- Four passenger lifts
- 2.75m floor to ceiling height
- DDA compliant
- Occupancy of 1:8 sq m



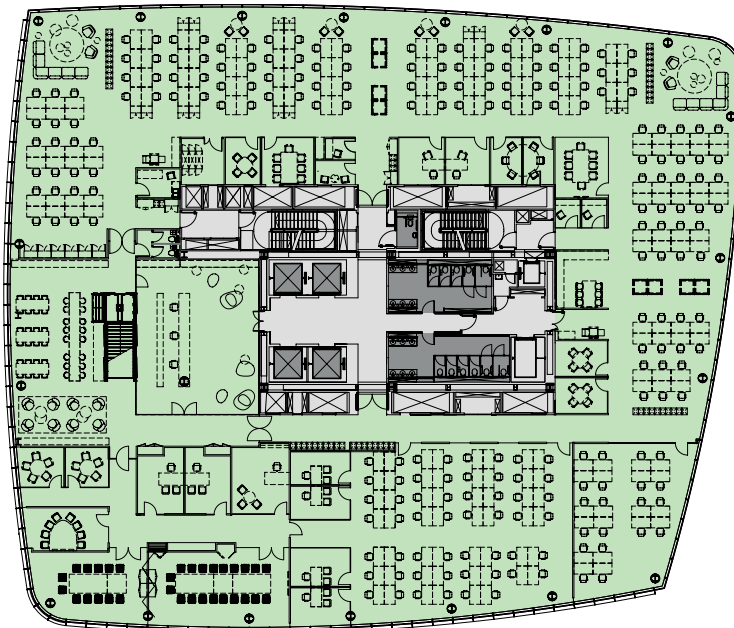


12th Floor Plan

20,274 sq ft / 1,883.5 sq m

Workstations	174
1 person offices	09
2 person meeting room	01
4 person meeting rooms	03
5 person meeting rooms	02
6 person meeting room	01
7 person meeting room	01
8 person meeting rooms	02
12 person meeting room	01
20 person boardroom	01
Total Occupancy	183

Whitechapel High Street



Lemon Street





Amongst the vibrant amenities of Aldgate

Aldgate Tower is ideally positioned amongst the exciting restaurant and coffee shop offerings of Aldgate. The building is surrounded by numerous green spaces, offering a place to relax and unwind.



Aldgate East



1 Mins

Aldgate



4 Mins

Fenchurch Street



7 Mins

Liverpool Street



11 Mins

Walk times from the building. Source Google Maps.

Terms

The 12th floor is available by way of an assignment of the existing lease for a term until 23 June 2025, at a passing rent of £1,046,982 per annum. The Lease is contracted INSIDE the 1954 Landlord and Tenant Act Part II (as amended).

Alternatively, a new lease may be available direct from the Landlord.

Viewing

Strictly by appointment through sole agents.

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