

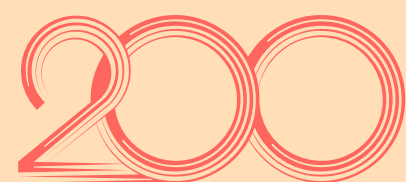


## INTRODUCTION

Welcome to the next chapter of this iconic building: newly refurbished offices perfectly positioned where two prime neighbourhoods intersect.

Located between Farringdon and the City, 200 Aldersgate offers the best of both worlds without compromise.

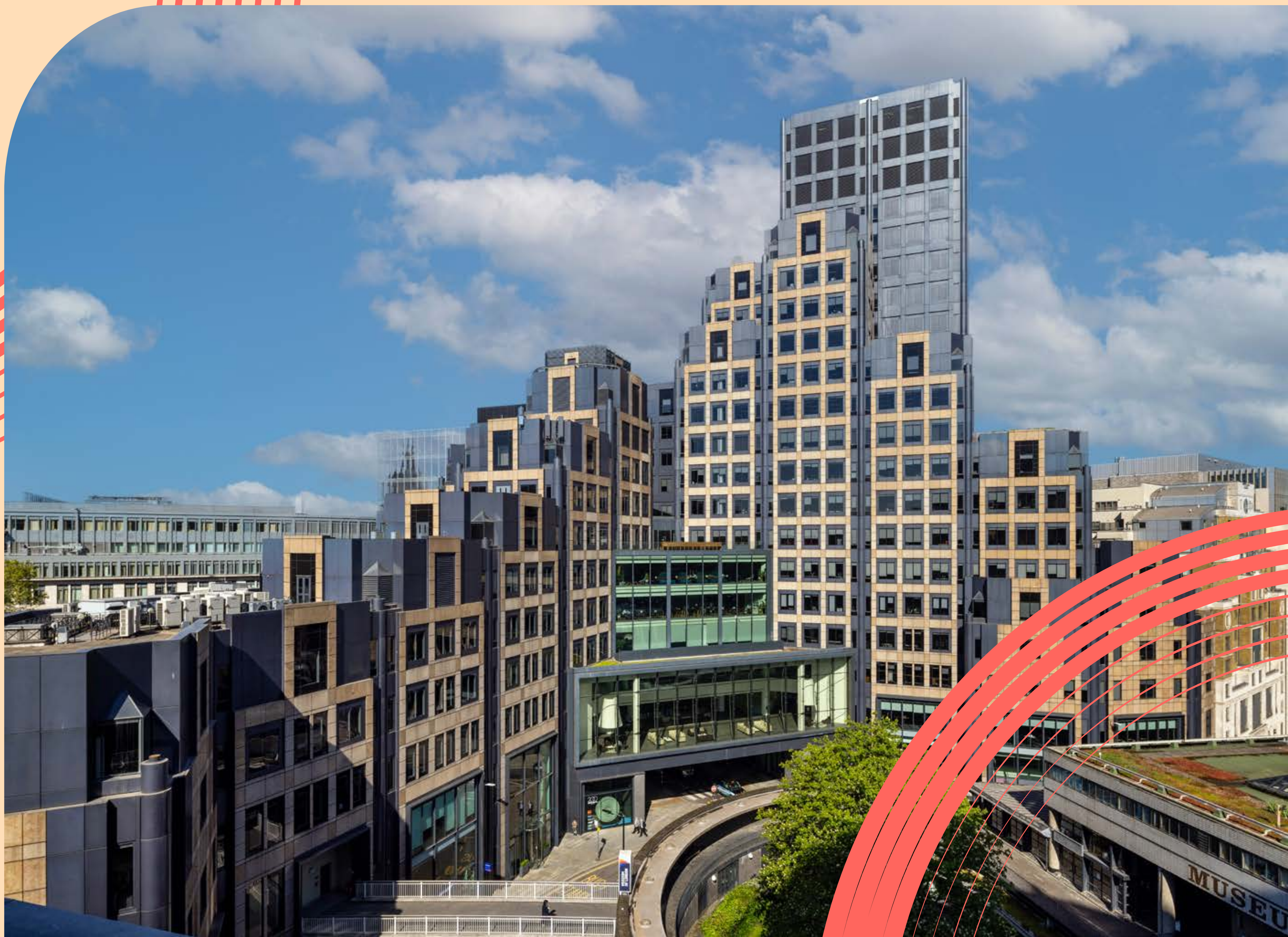




WELCOME

## Be a part of the next exciting chapter at 200 Aldersgate

200 Aldersgate benefits from its proximity to St Paul's and the City of London, as well as the vibrant culture of Farringdon, Clerkenwell, and Shoreditch. The recent refurbishment of the reception areas and business lounge enhances this dynamic environment, creating a welcoming and stylish space that reflects modern professionalism. Here, creative strategy and business acumen find their natural home, fostering collaboration and innovation among our guests and clients.





The Business Lounge



#### A LOUNGE FIT FOR BUSINESS

As well as the two triple-height receptions, this first floor open space truly welcomes both lounging and business

It's a place where unscheduled catchups lead to big ideas, and guests and clients can enjoy the atmosphere too. With natural light enhancing the ambience, the lounge is one of the largest in the city, furnished to reflect a better way of doing business. Additionally, a café will offer all-day food and beverage services, and it will also be available for hire for private events, providing a versatile space for gatherings of any kind.



The office reimagined,  
where there are spaces  
tailored for focus and  
those made for relaxation.

## ENVIRONMENTS FOR OPEN MINDS

Sometimes we need space to think, sometimes we need the bustle of business to stimulate solutions. At 200 Aldersgate, the café space doesn't just offer food for thought, but keeps you caffeinated and hydrated, while booths can also offer an alternative environment for small group meetings.





South reception



South reception and communal courtyard



200  
K CAFE  
♿

200  
ALDERGATE

North reception





## MORE THAN AMENITIES

# Mood-enhancing facilities to make your day

200 Aldersgate offers more than just the basics, ticking the boxes of those who seek the perfect work-life balance. From fuelling up at Café 200 to getting a breath of fresh air in the courtyard, never missing a delivery with Amazon lockers to letting off steam in the Virgin Active gym, 200 Aldersgate accommodates all today's office expectations.



24/7 manned  
receptions



Café 200



Business  
lounge



Tenant  
wellness



DDA  
compliant



385 lockers



Changing  
rooms



22 showers



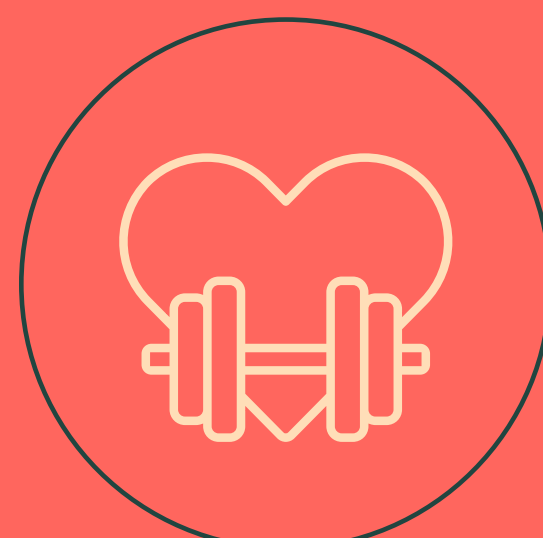
Communal  
courtyard



Onsite Amazon Lockers



Dry cleaning service



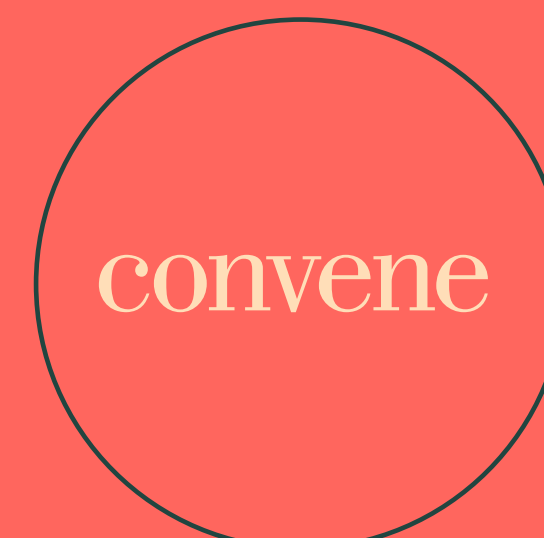
Basement  
gym



Storage For  
226 Bikes



Underground parking  
and EV charging



Conference and meeting  
spaces by Convene



# THE LOCATION



LOCAL AREA

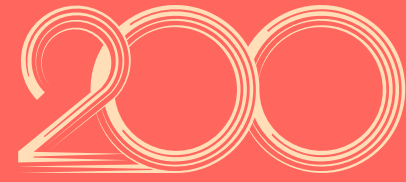
Centuries of  
history with  
cutting-edge  
modernity...





LOCAL AREA

Combined  
with the vibrant  
surrounding  
amenity



## LOCAL FOCUS

With so much on offer, 200 Aldersgate couldn't be better placed for attracting staff into the office.

### RESTAURANTS

- 1 St John
- 2 Manicomio
- 3 Café Du Marché
- 4 Club Gascon
- 5 The Zetter Townhouse
- 6 Luca
- 7 Ibérica
- 8 HAZ
- 9 Burger & Lobster
- 10 The Ivy Asia

### BARS & CAFÉS

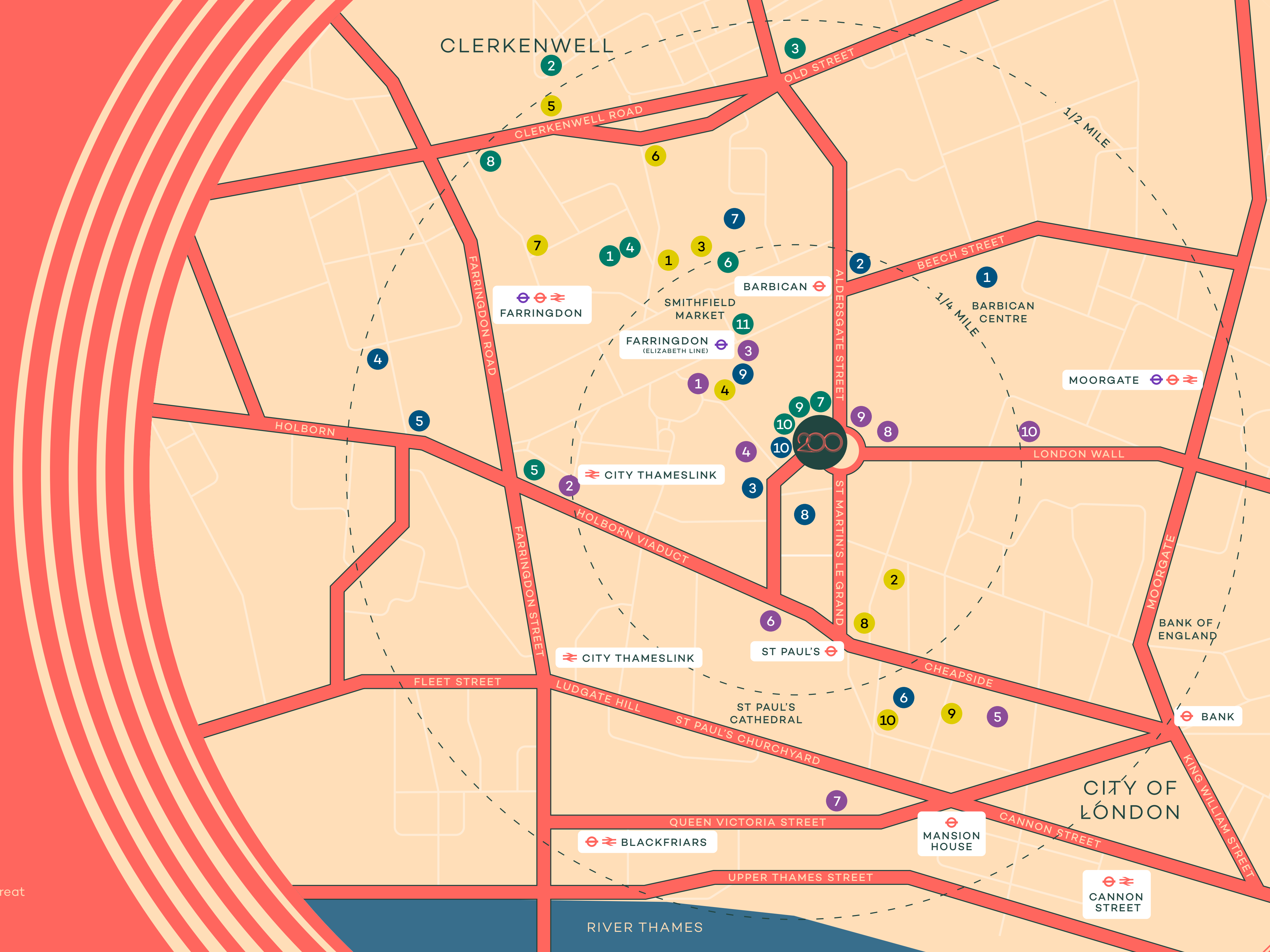
- 1 Balfour St Barts
- 2 The Fable
- 3 The Cloister Café
- 4 Ibei
- 5 Merchant House
- 6 Alchemy
- 7 Café 101
- 8 Benugo
- 9 London Wall Bar
- 10 Barbie Green

### OCCUPIERS

- 1 AKQA
- 2 Deloitte Digital
- 3 AHMM
- 4 Save the Children
- 5 Amazon
- 6 Anomaly
- 7 FTI Consulting
- 8 Publicis Groupe
- 9 Trade Desk
- 10 Chicago Booth
- 11 TikTok

### LIFESTYLE

- 1 Barbican Arts Centre
- 2 Nuffield Health
- 3 Pure Gym
- 4 Gymbox
- 5 Bounce
- 6 One New Change
- 7 Charterhouse Square
- 8 Postman's Park
- 9 Museum of London
- 10 St Bartholomew the Great



## TRANSPORT LINKS

# The nexus of business and pleasure

Eminently walkable and with excellent connections, getting around and to and from 200 Aldersgate is effortless.

Underground, National Rail, and Thameslink stations are all minutes away and with the West End reachable in next to no time, entertainment and dining options are unlimited.



## Walking times from 200 Aldersgate

Farringdon East ●  
3 minutes

St Paul's ●  
3 minutes

Barbican ●●●  
3 minutes

City Thameslink ●  
5 minutes

Farringdon ●●●●●  
6 minutes

Moorgate ●●●●●  
11 minutes

For commuting, the Elizabeth Line allows a quarter of the UK's population to reach Farringdon Station within 45 minutes making 200 Aldersgate enviably well connected.

Elizabeth Line ●  
Liverpool Street  
2 minutes

Tottenham Court Rd  
2 minutes

Paddington  
8 minutes

Canary Wharf  
8 minutes

Heathrow Airport  
31 minutes

Central Line ●  
Bank  
2 minutes

Liverpool Street  
3 minutes

Bond Street  
5 minutes

White City  
19 minutes

Stratford  
20 minutes

Thameslink ●  
Blackfriars  
4 minutes

King's Cross St Pancras  
6 minutes

London Bridge  
8 minutes

Gatwick Airport  
38 minutes

Luton Airport  
45 minutes

● Elizabeth Line  
● Central Line  
● Circle Line

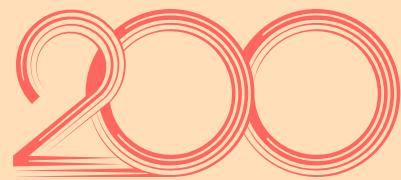
● Hammersmith & City Line  
● Metropolitan Line  
● Northern Line

● Thameslink



# ACCOMMODATION

CAT A+ & CAT A SPACES



SPACES

Fully-fitted and flexible spaces available now

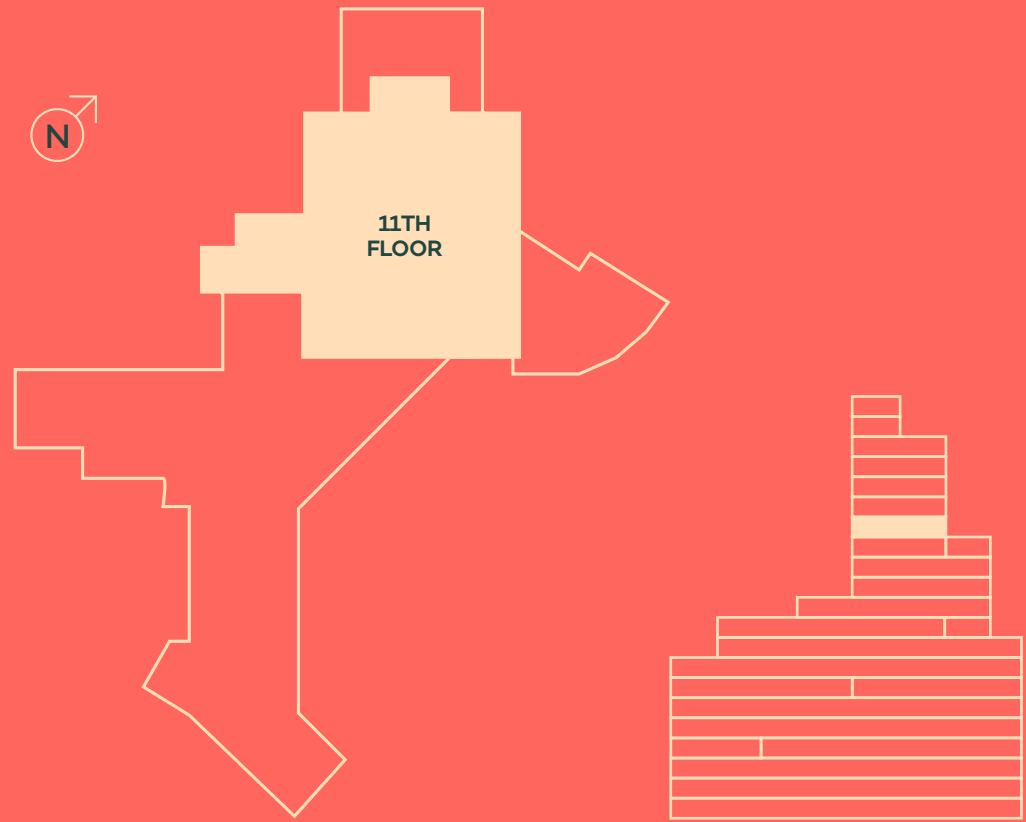
FLOOR	AREA			
17TH FLOOR		LET		
16TH FLOOR		LET		
15TH FLOOR		LET		
14TH FLOOR		LET		
13TH FLOOR		LET		
12TH FLOOR		LET		
11TH FLOOR	10,851 SQ FT	AVAILABLE		10,851 SQ FT
10TH FLOOR	9,833 SQ FT	UNDER OFFER		9,833 SQ FT
9TH FLOOR		LET		
8TH FLOOR		AVAILABLE		17,346 SQ FT
7TH FLOOR		AVAILABLE	4,926 SQ FT	
6TH FLOOR	22,131 SQ FT	AVAILABLE	21,131 SQ FT	
5TH FLOOR		LET		
4TH FLOOR		LET		
3RD FLOOR	21,438 SQ FT	AVAILABLE		21,438 SQ FT
2ND FLOOR	22,419 SQ FT	AVAILABLE	22,419 SQ FT	
1ST FLOOR	13,852 SQ FT	AVAILABLE	13,852 SQ FT	BUSINESS LOUNGE & CAFÉ
UPPER GROUND FLOOR	3,939 SQ FT	AVAILABLE	3,939 SQ FT	
GROUND FLOOR		LET		
LOWER GROUND FLOOR		LET		SHOWERS, BIKE STORE, MAIL ROOM & OTHER AMENITIES
BASEMENT		LET		VIRGIN ACTIVE

CAT A+

# 11TH FLOOR 10,851 SQ FT

## Work Space Setting

Open plan desks	x 92
12 person meeting rooms	x 1
8 person meeting rooms	x 2
6 person meeting rooms	x 2
4 person meeting rooms	x 2
Collaboration seating	x 9
Overall total seats	181



KEY Office Core

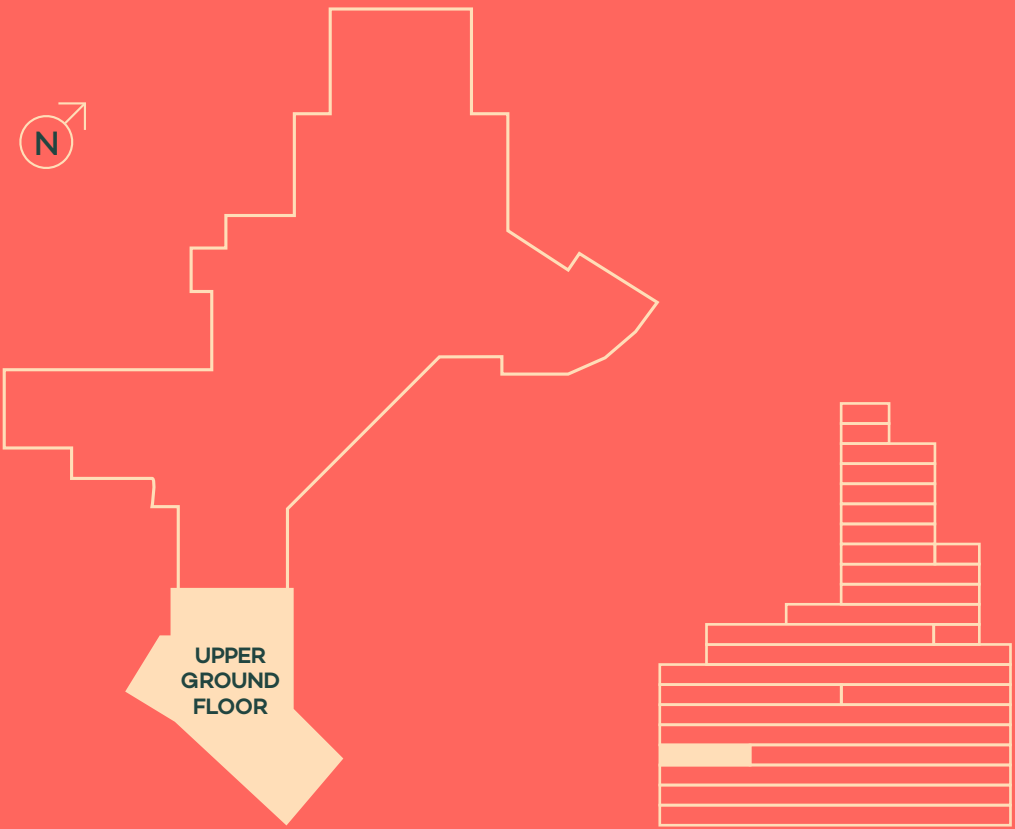
Floor plans not to scale. For indicative purposes only.

CAT A+

UPPER GROUND FLOOR (SOUTH)  
3,939 SQ FT

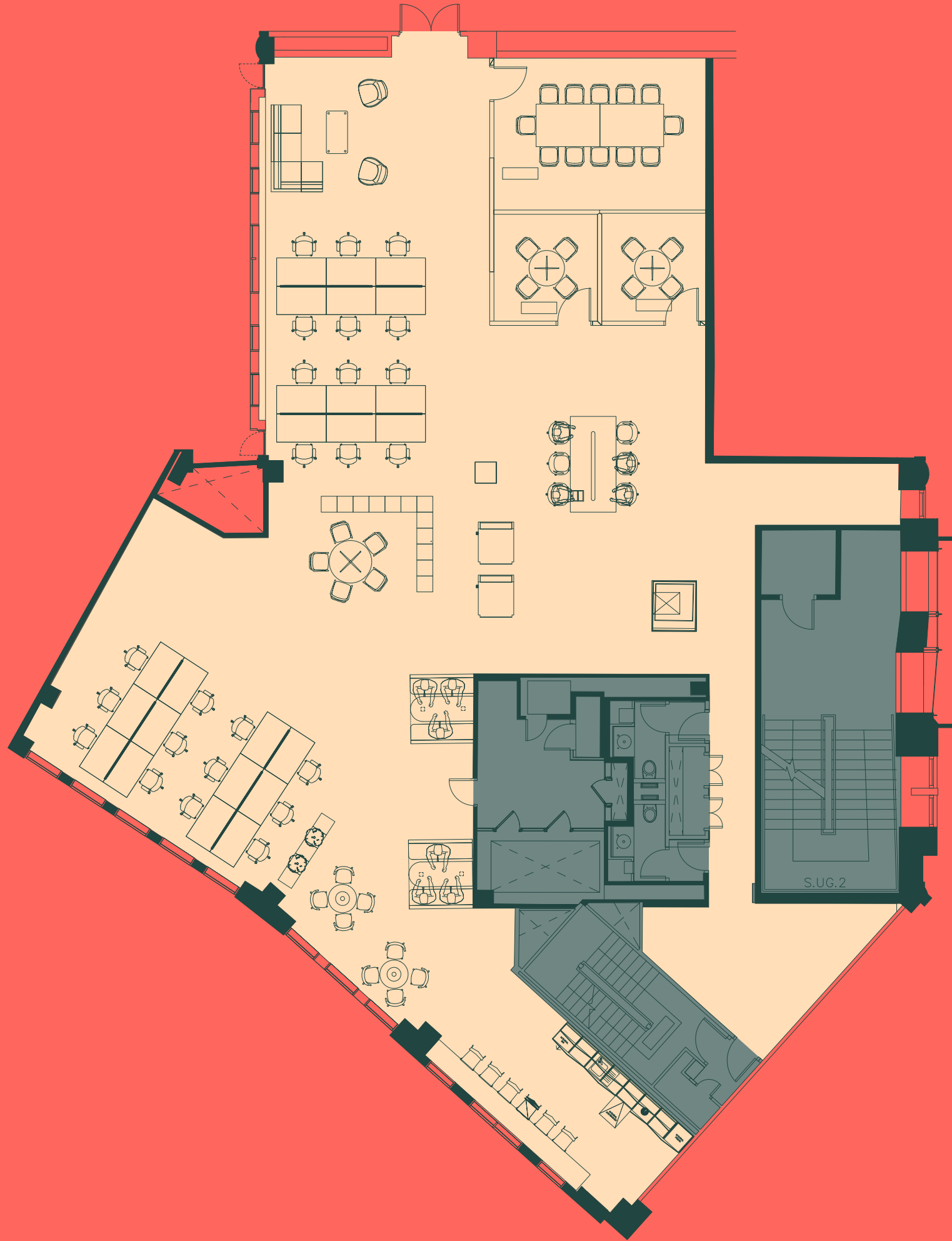
Work Space Setting

Open plan desks	x 30
12 person meeting rooms	x 1
4 person meeting rooms	x 2
Collaboration seating	x 6
Overall total seats	75



KEY    Office    Core

Floor plans not to scale. For indicative purposes only.



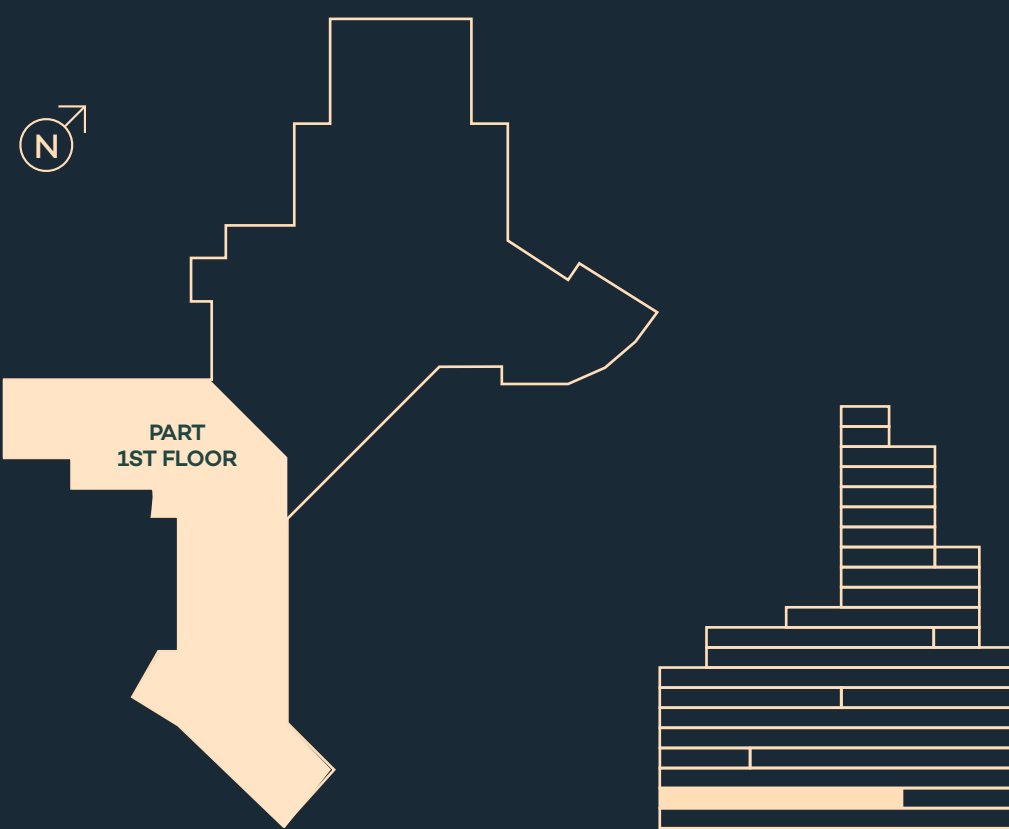


CAT A

## PART 1ST FLOOR (SOUTH)

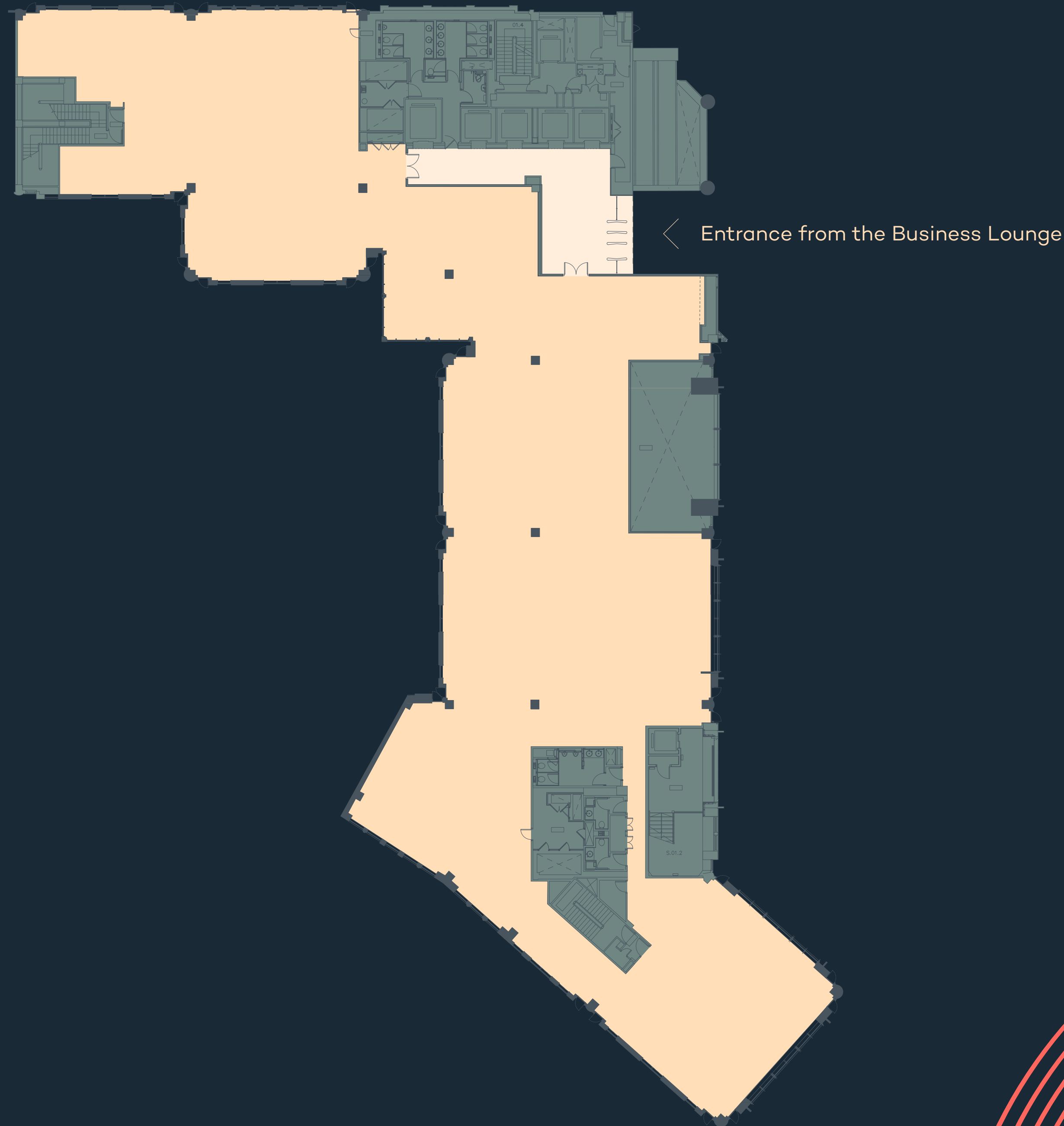
13,852 SQ FT

CAT A+ is available subject to terms



KEY    Office    Core    Lobby

Floor plans not to scale. For indicative purposes only.

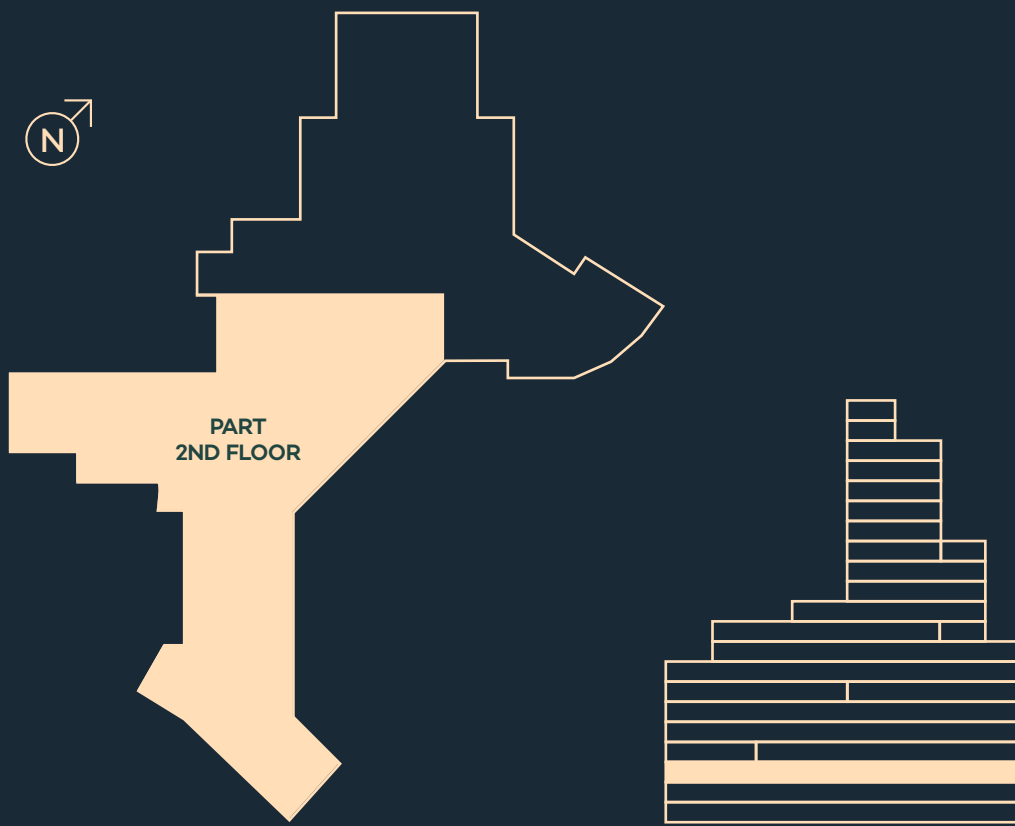




CAT A

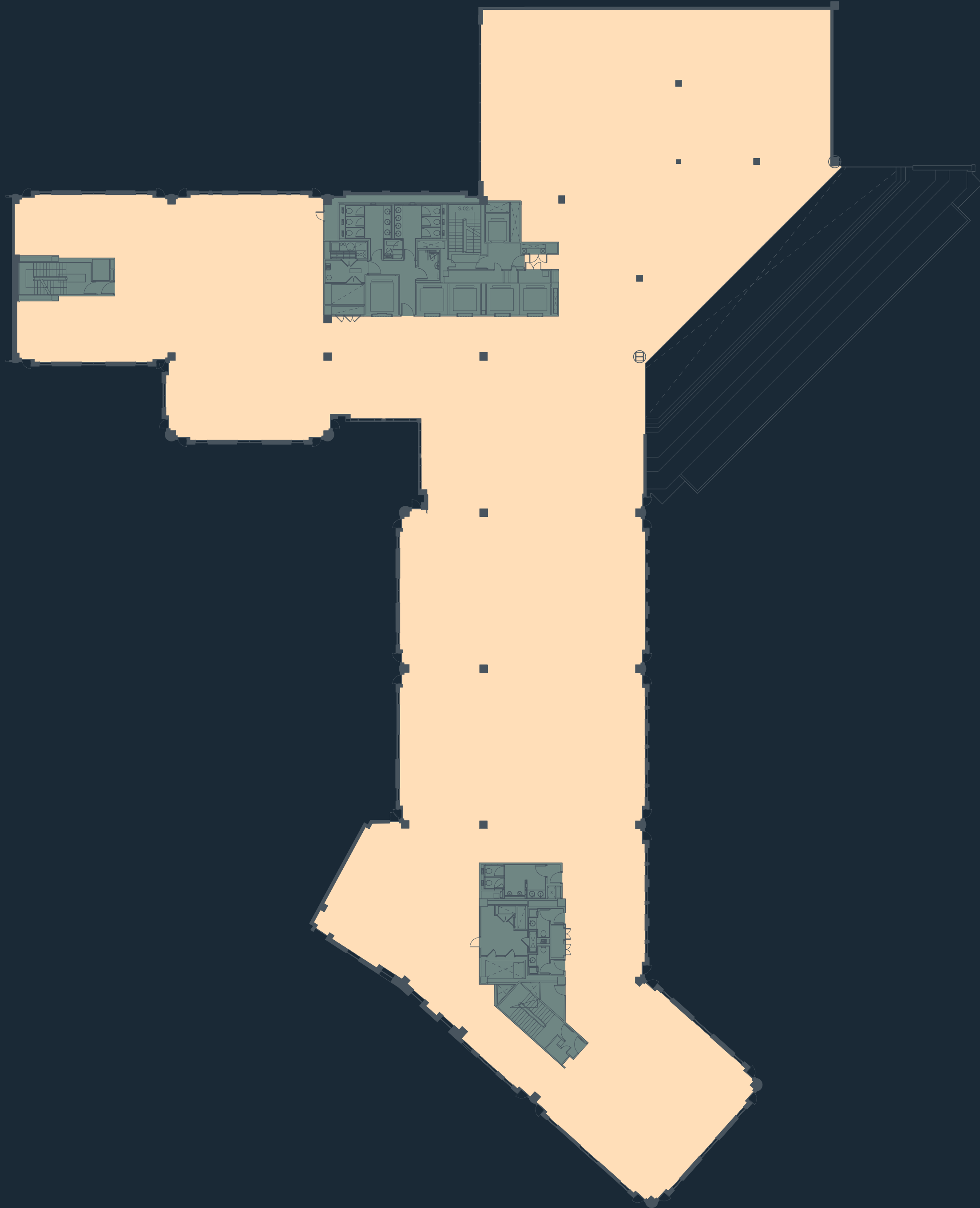
2ND FLOOR (SOUTH)  
22,419 SQ FT

CAT A+ is available subject to terms



KEY    Office    Core

Floor plans not to scale. For indicative purposes only.

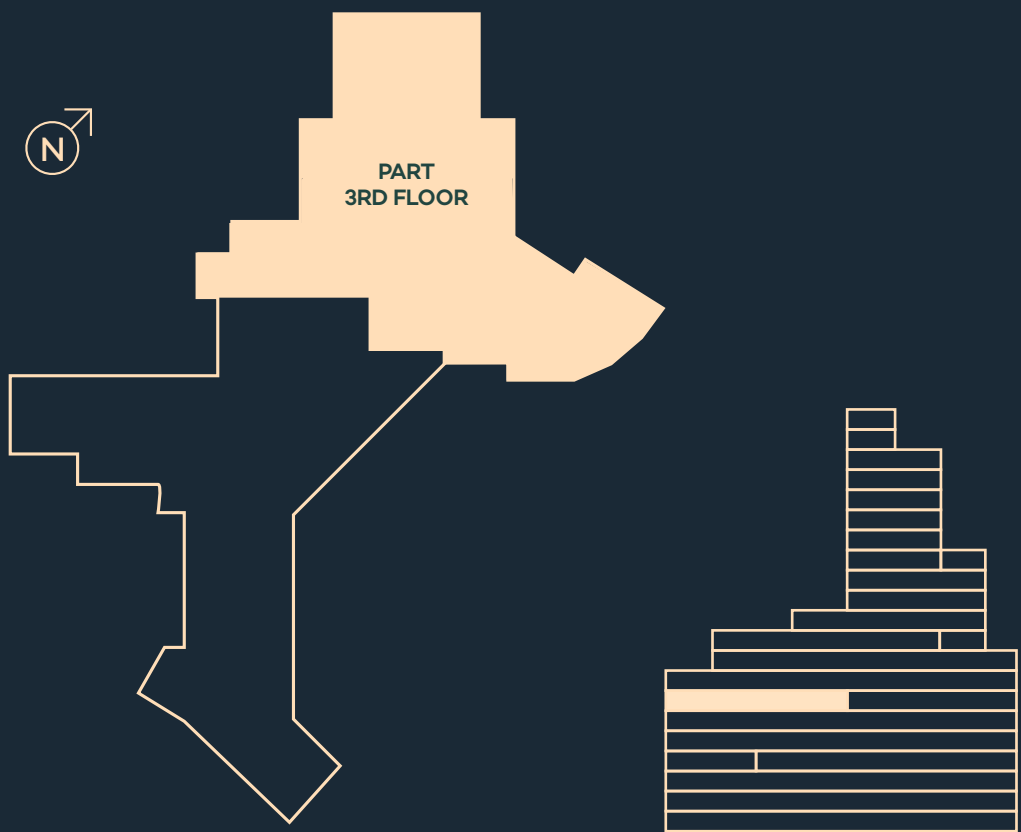
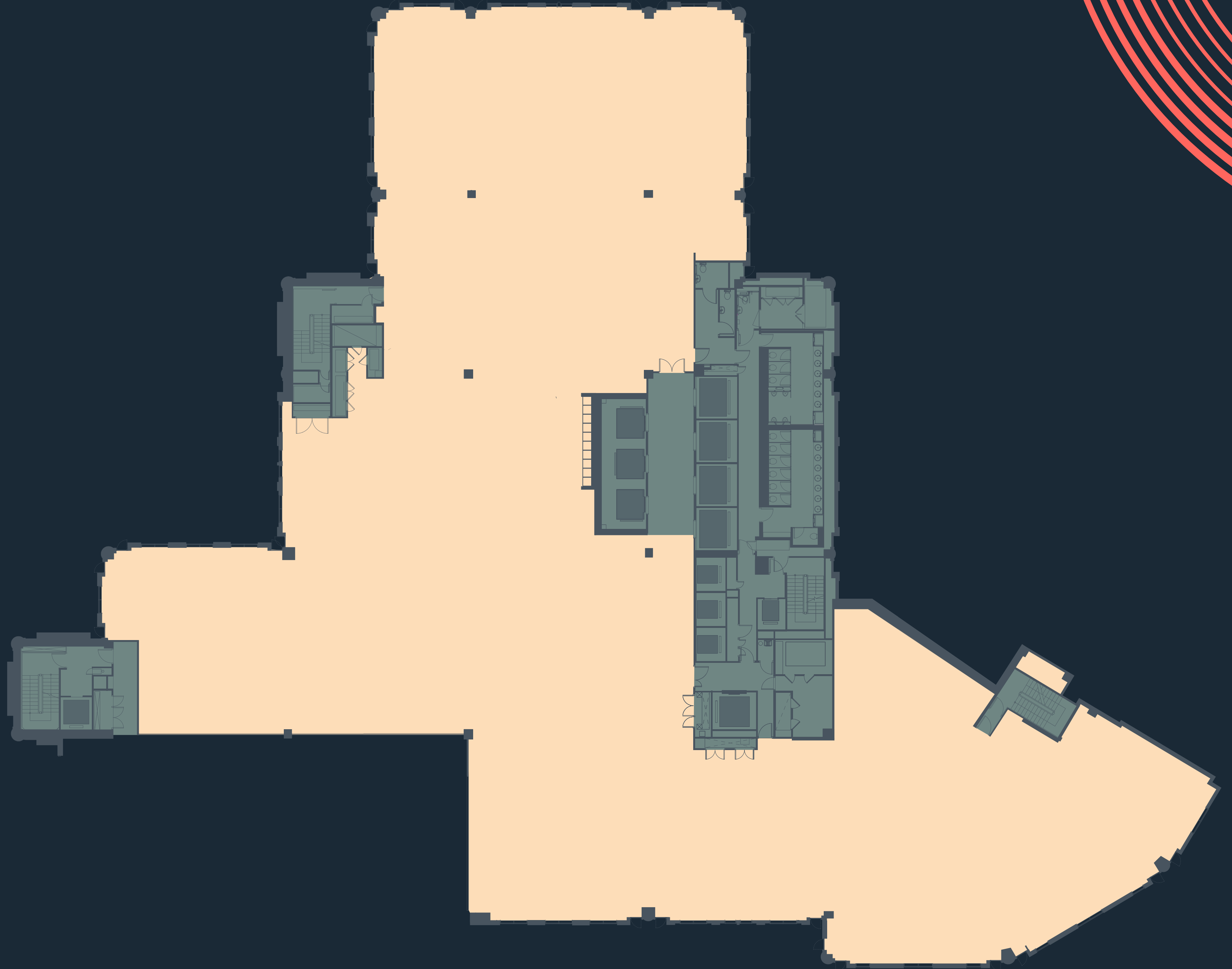




CAT A

## PART 3RD FLOOR (NORTH) 21,438 SQ FT

CAT A+ is available subject to terms



KEY    Office    Core

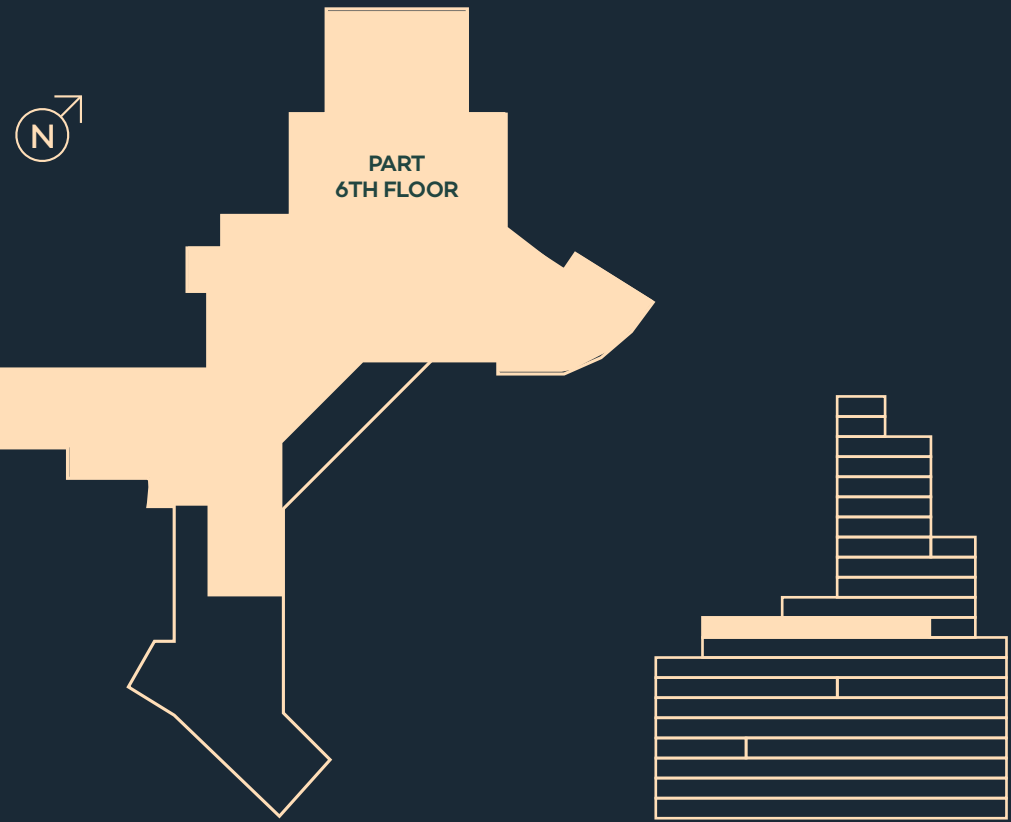
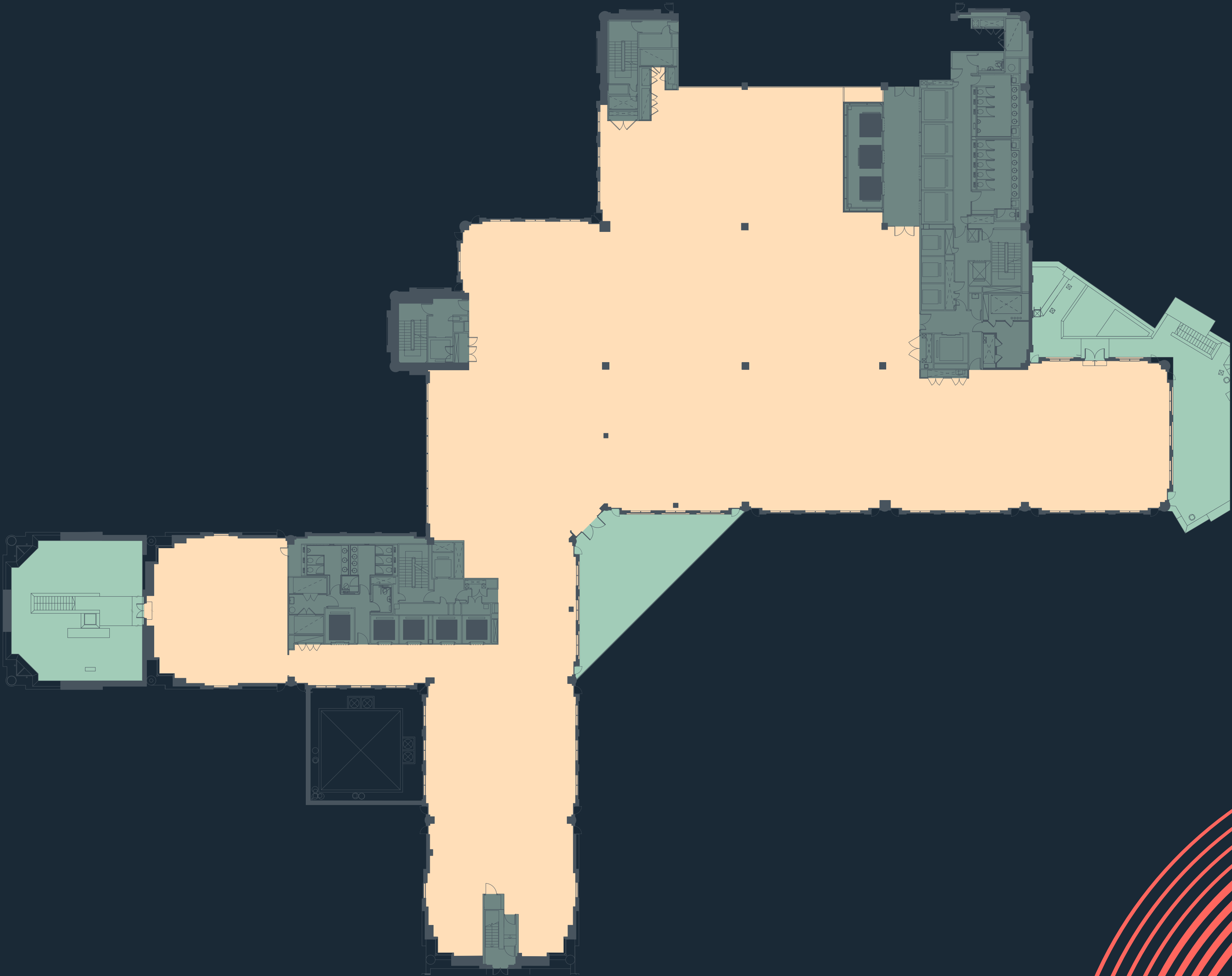
Floor plans not to scale. For indicative purposes only.



CAT A

# PART 6TH FLOOR (SOUTH) 22,131 SQ FT

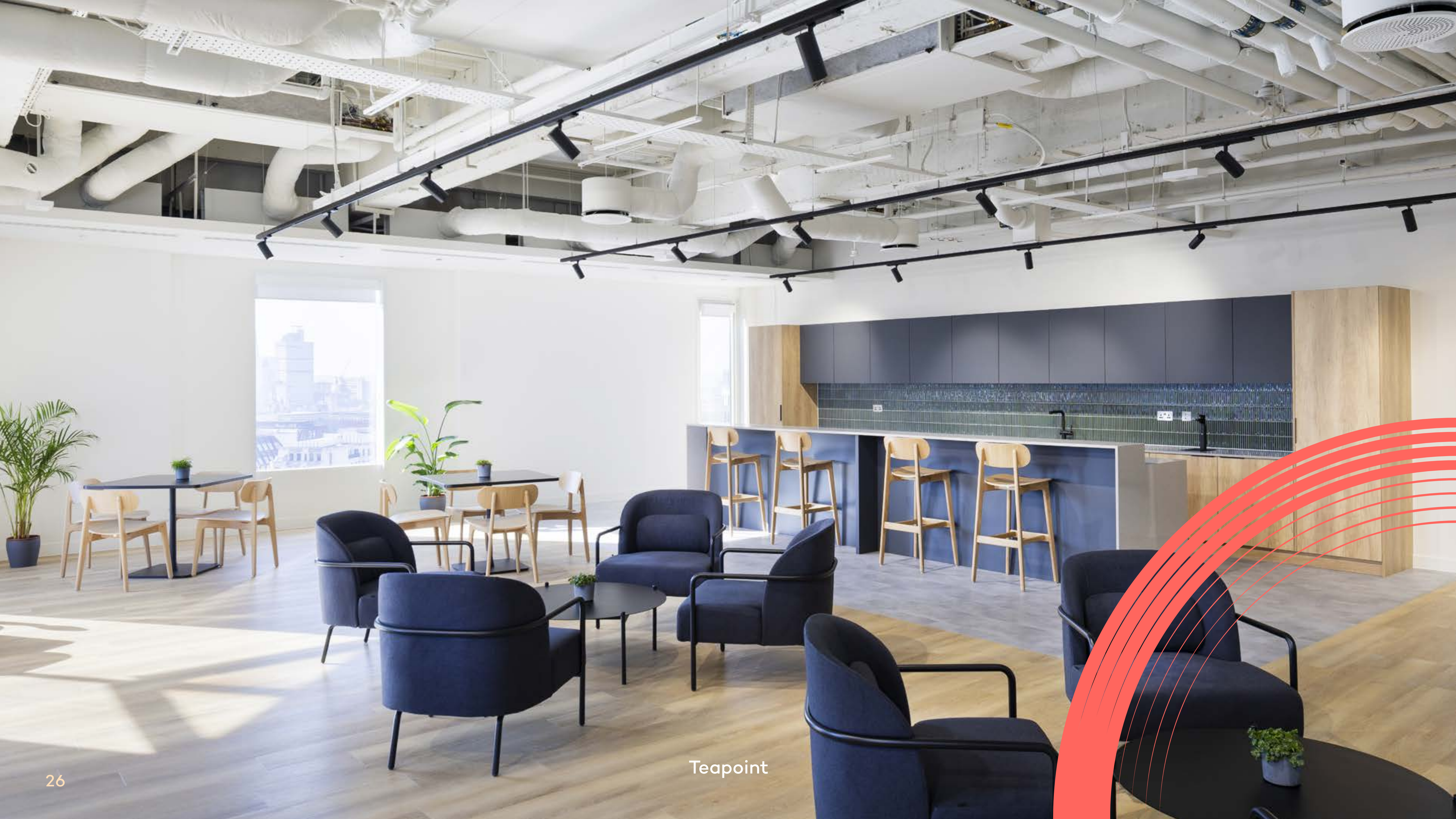
CAT A+ is available subject to terms  
Includes access to a private terrace



KEY    Office    Core    Terrace

Floor plans not to scale. For indicative purposes only.





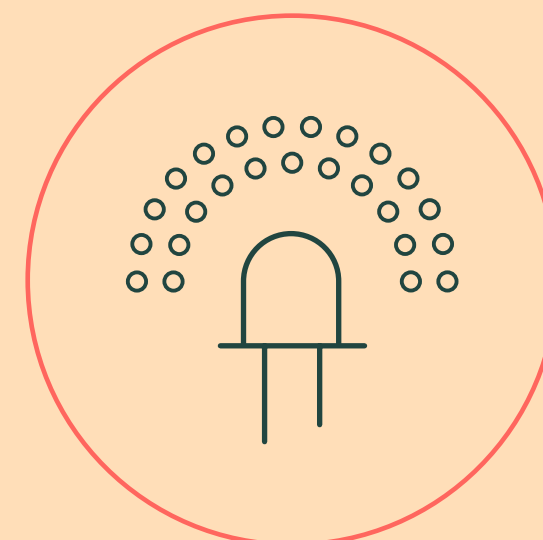


Typical floorspace

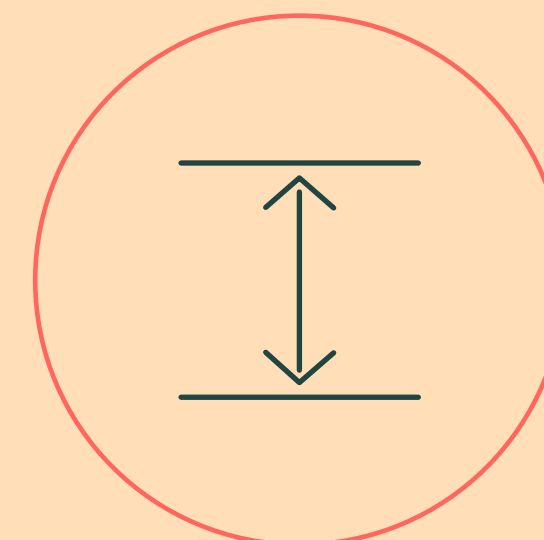
## SPECIFICATION

# Getting down to specifics

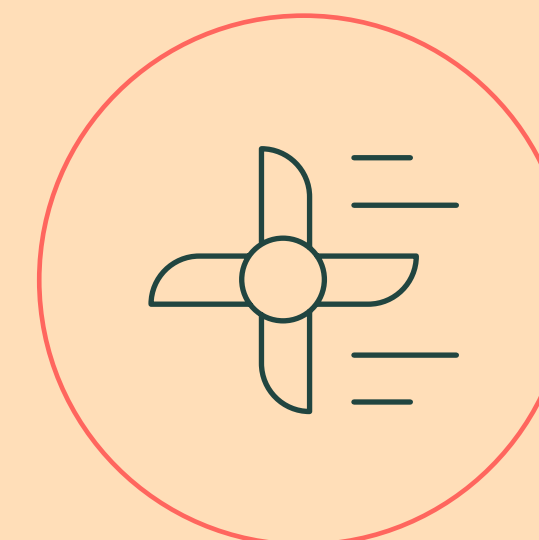
Carefully considered and future focused, putting people and planet first.



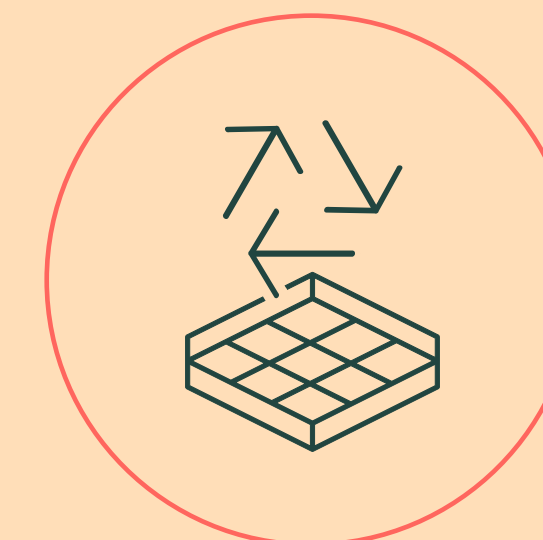
LED lighting



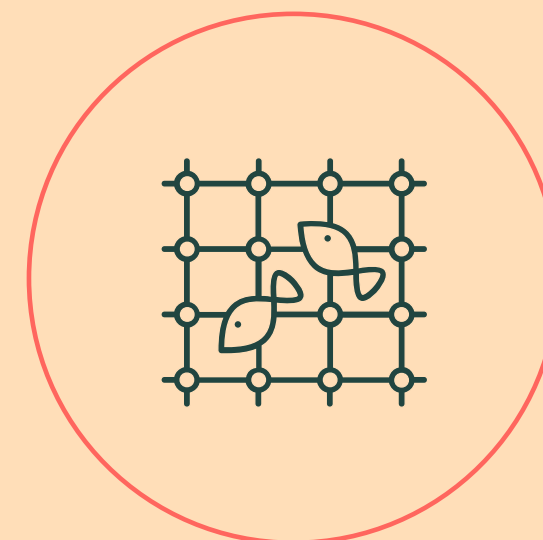
New ceiling with 2.75m floor to ceiling height



Fan-coil air Conditioning



Refurbished office floors using reused materials



Carbon neutral carpets made from recycled fishing nets and other recycled products



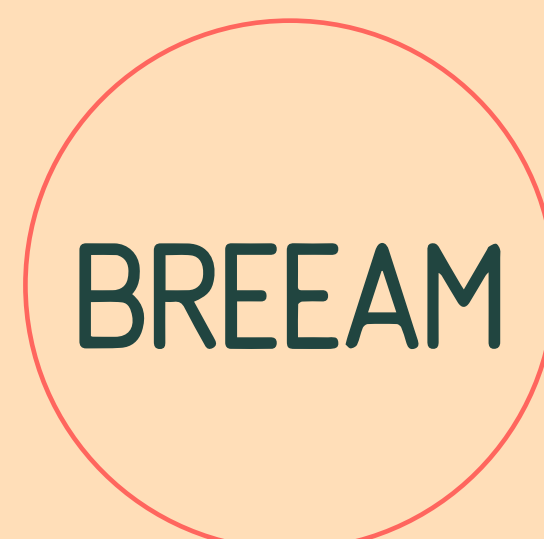
Water based low VOC emitting paint to reduce carbon emissions



Furniture sourced from UK only suppliers



Fitwel 2 stars



BREEAM In Use Very Good



Green Apple Environment Award – National Silver



Platinum Award – Active Score

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