



ALDERSGATE

LONDON EC1

200

## 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.



200

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



Café 200

#### A LOUNGE FIT FOR BUSINESS

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

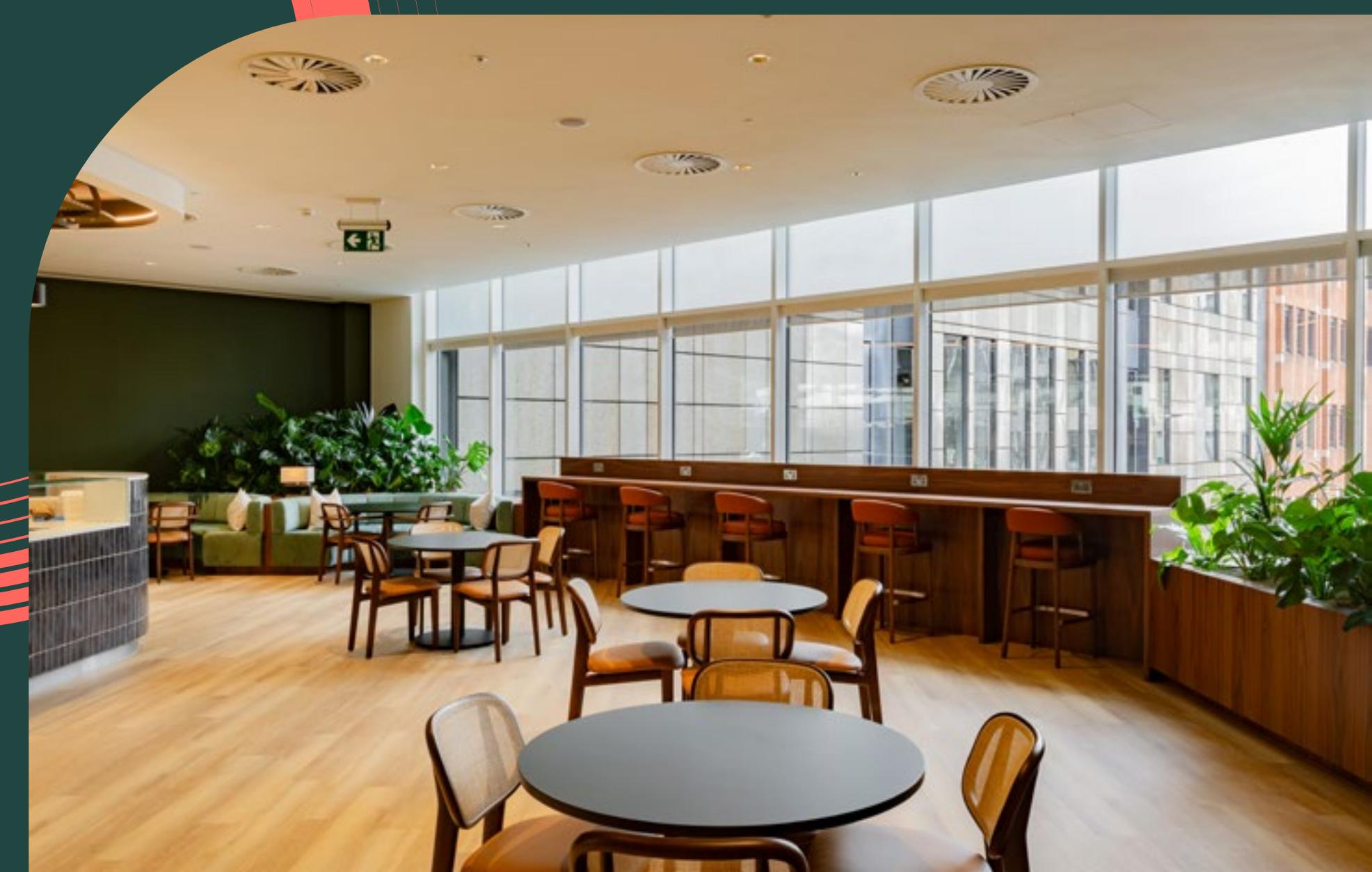
It's a place where unscheduled catchups lead to big ideas, and guests and clients can enjoy the atmosphere too. With natural light enhancing the ambience, the lounge is one of the largest in the city, furnished to reflect a better way of doing business. Additionally, a café will offer all-day food and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



## 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.

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





South reception





South reception and communal courtyard



North reception



Business lounge & Café 200

## MORE THAN AMENITIES

## Mood-enhancing facilities to make your day



24/7 manned receptions



Café 200



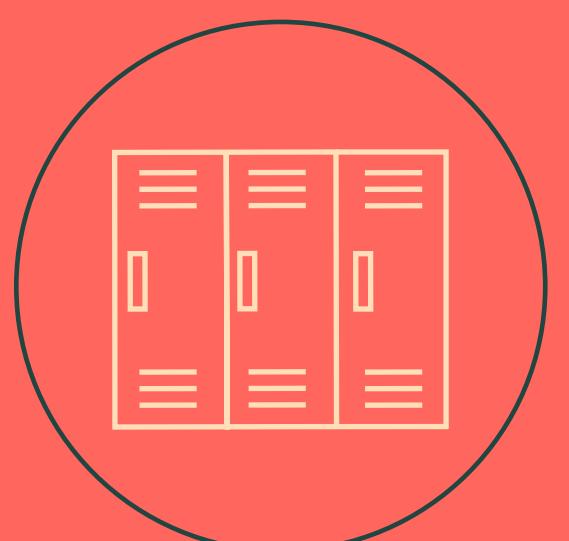
Business lounge



Tenant wellness



DDA compliant



385 lockers



Changing rooms



22 showers



Communal courtyard

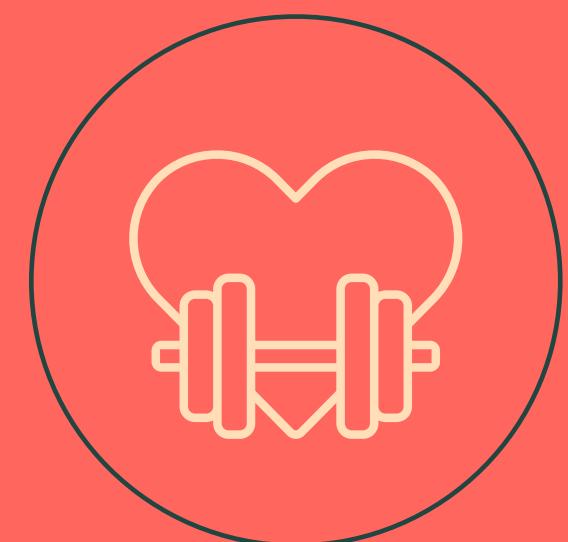


Onsite Amazon Lockers



Dry cleaning service

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.



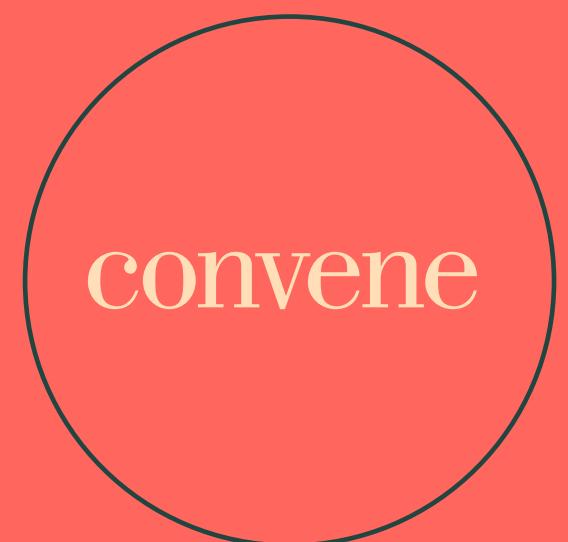
Basement gym



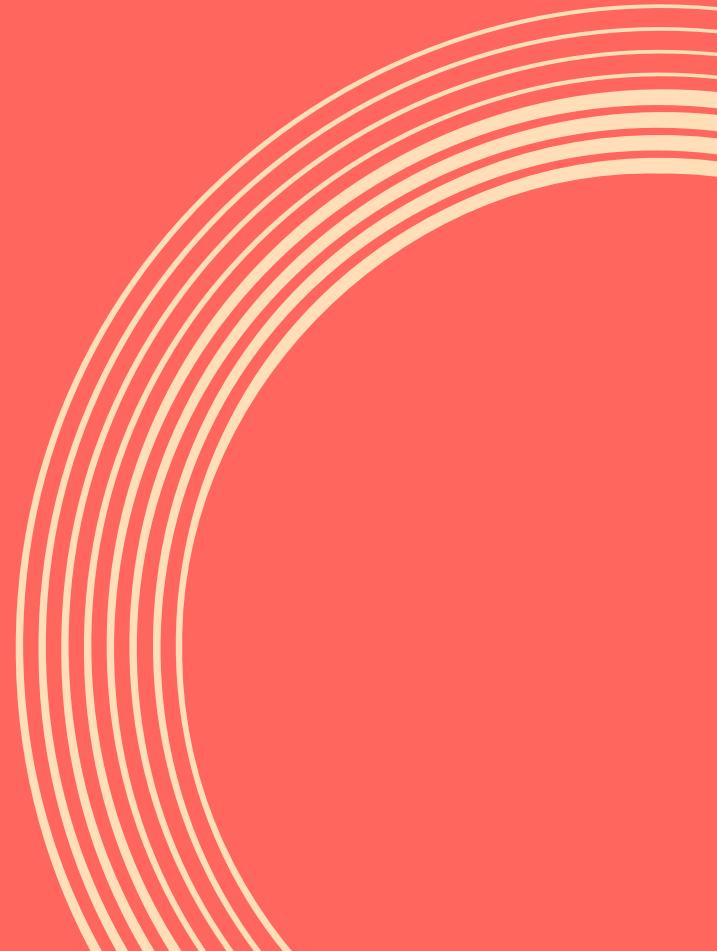
Storage For 226 Bikes



Underground parking and EV charging



Conference and meeting spaces by Convene





THE LOCATION



LOCAL AREA

Centuries of  
history with  
cutting-edge  
modernity...



Combined  
with the vibrant  
surrounding  
amenity



200

## 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 &amp; 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

- Thameslink
- Northern Line



# ACCOMMODATION

CAT A+ & CAT A SPACES

200

SPACES

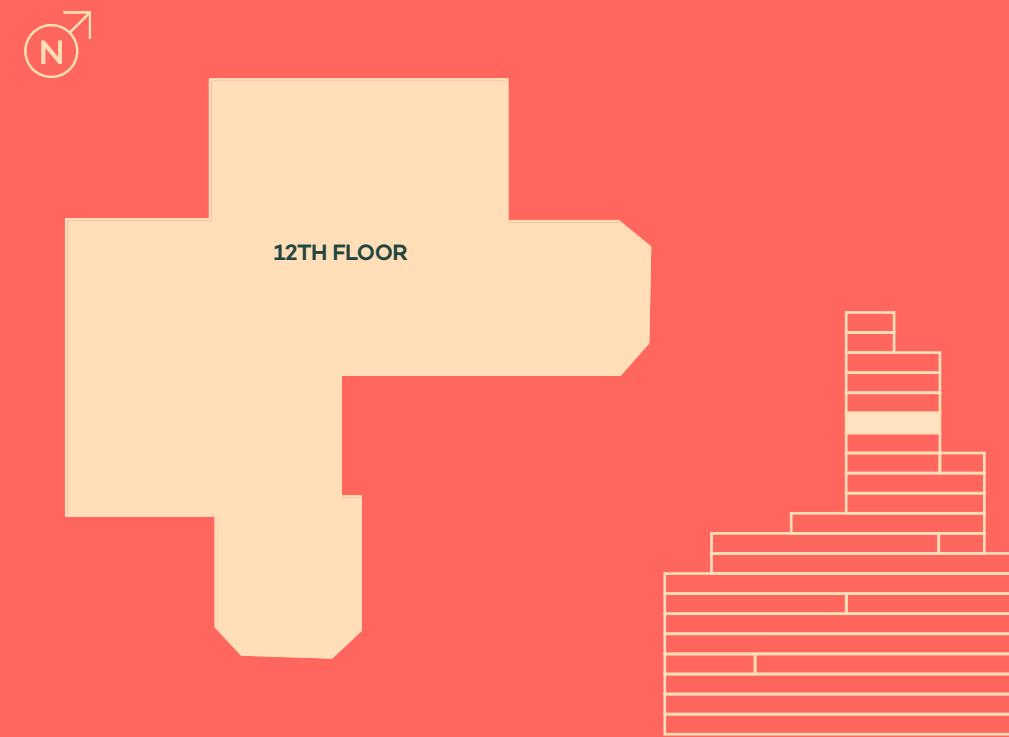
Fully-fitted and  
flexible spaces  
available now

FLOOR	AREA		
17TH FLOOR	LET		
16TH FLOOR	LET		
15TH FLOOR	LET		
14TH FLOOR	LET		
13TH FLOOR	LET		
12TH FLOOR	9,052 SQ FT	AVAILABLE	9,052 SQ FT
11TH FLOOR	LET		
10TH FLOOR	LET		
9TH FLOOR	LET		
8TH FLOOR	5,155 SQ FT	AVAILABLE	
7TH FLOOR		AVAILABLE	5,155 SQ FT
6TH FLOOR	22,131 SQ FT	AVAILABLE	22,131 SQ FT
5TH FLOOR	LET		
4TH FLOOR	LET		
3RD FLOOR	21,438 SQ FT	AVAILABLE	21,438 SQ FT
2ND FLOOR		UNDER OFFER	
1ST FLOOR		UNDER OFFER	
UPPER GROUND FLOOR	LET		
GROUND FLOOR	LET		
LOWER GROUND FLOOR	LET		SHOWERS, BIKE STORE, MAIL ROOM & OTHER AMENITIES
BASEMENT	LET		VIRGIN ACTIVE

200

CAT A+

12TH FLOOR  
9,052 SQ FT

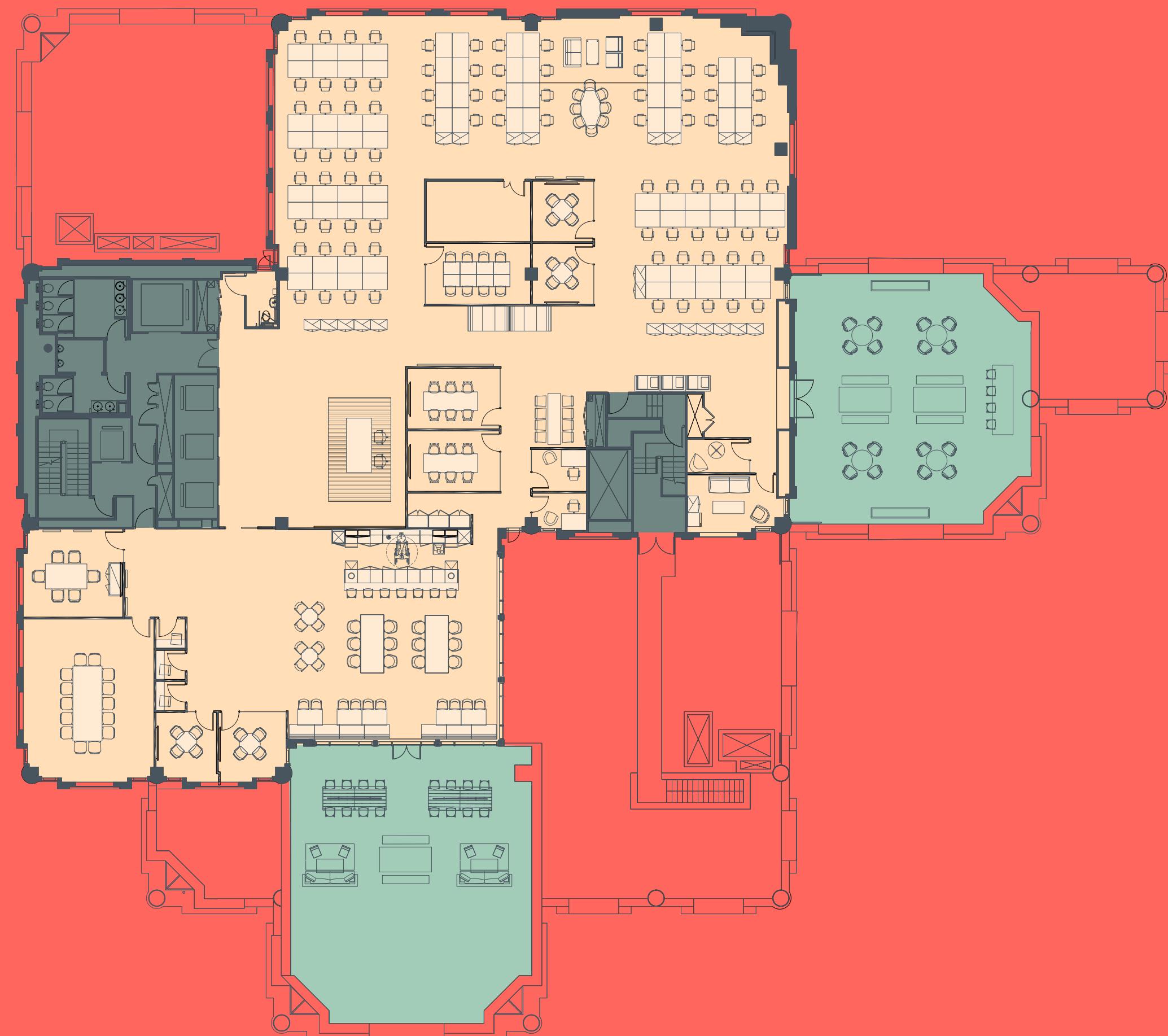


KEY     Office     Core     Terrace

Floor plans not to scale. For indicative purposes only.

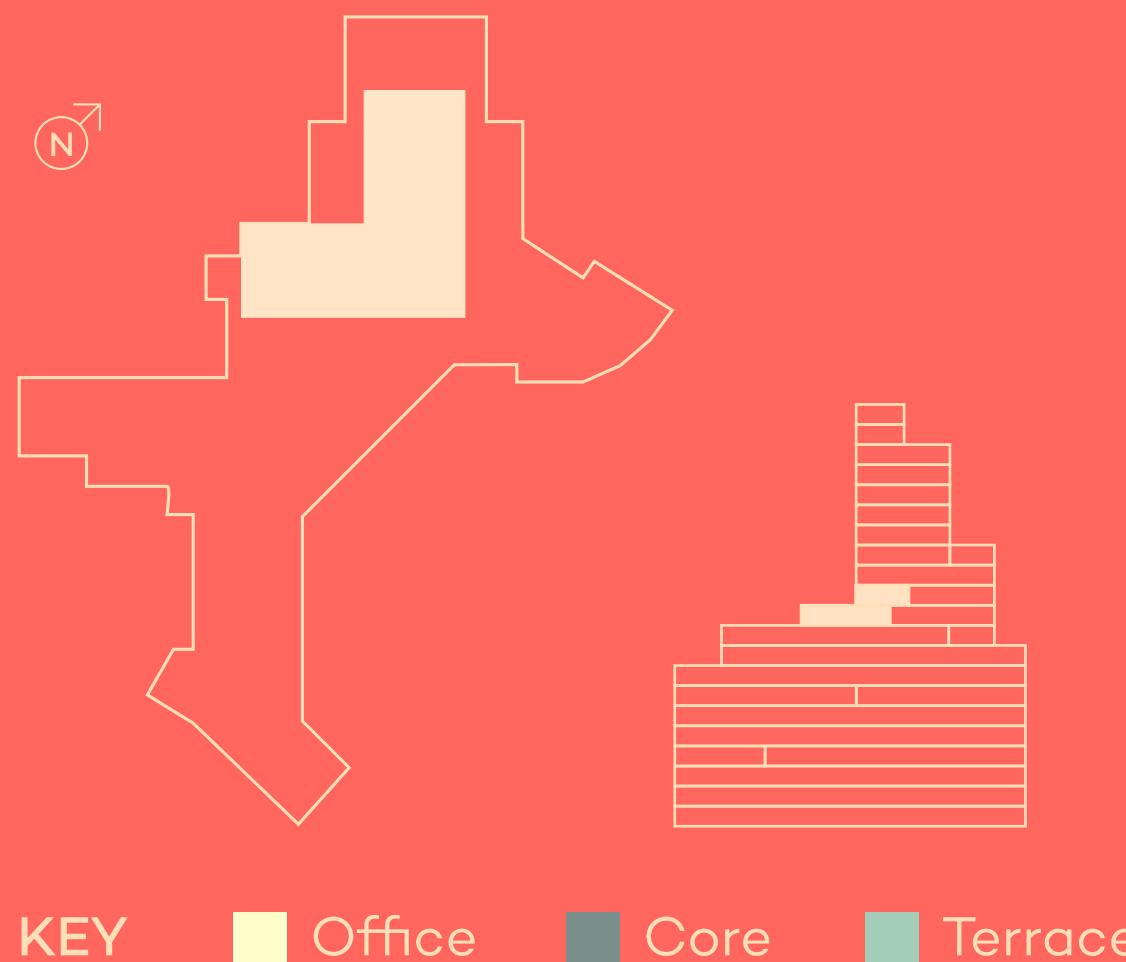
Work Space Setting

Open plan desks	x 108
14 person meeting rooms	x 1
8 person meeting rooms	x 1
6 person meeting rooms	x 3
4 person meeting rooms	x 4
Lounge area	x 1
Phone booths	x 6
Collaboration area	x 3
Canteen area	x 1
Breakout area	x 2
Comms cab	x 1
Reception	x 1
Total working positions	x 84



CAT A+

**PART 7TH  
& 8TH FLOORS  
(NORTH)**  
5,155 SQ FT

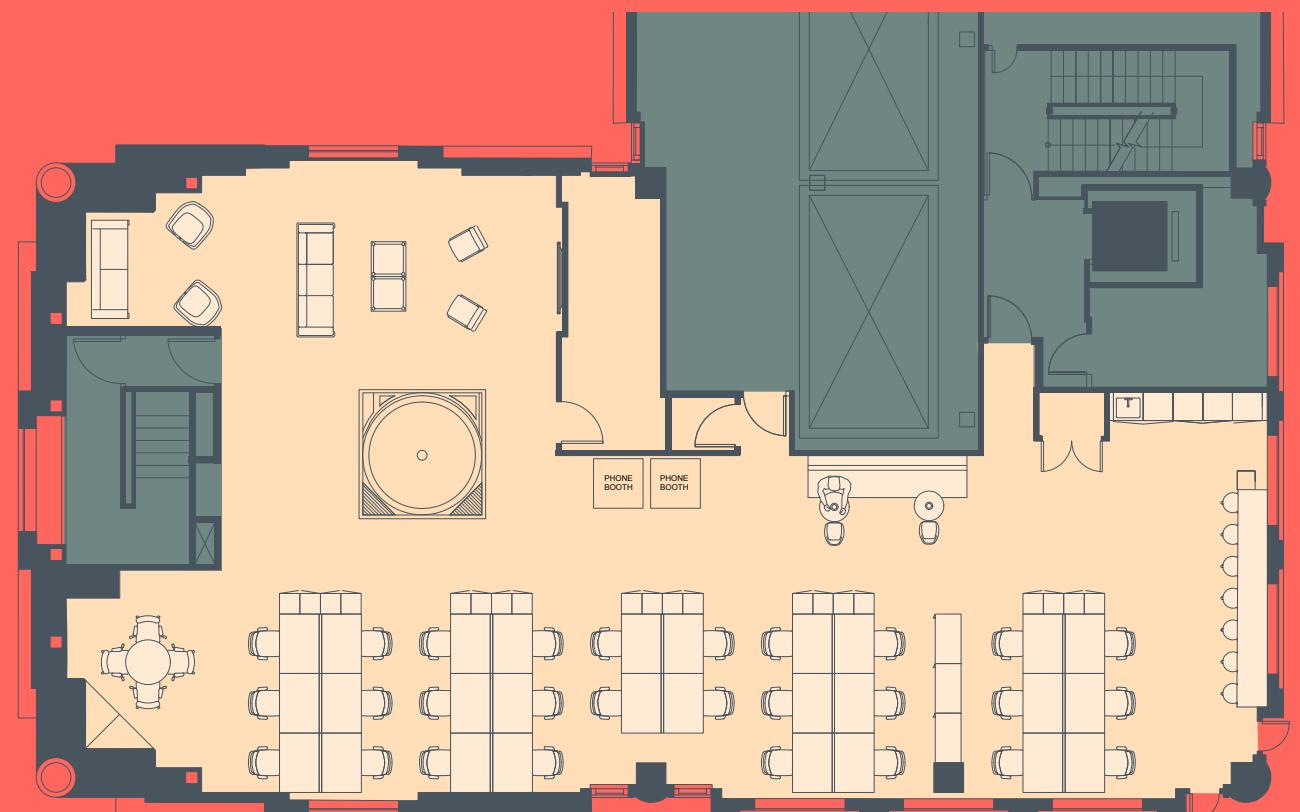
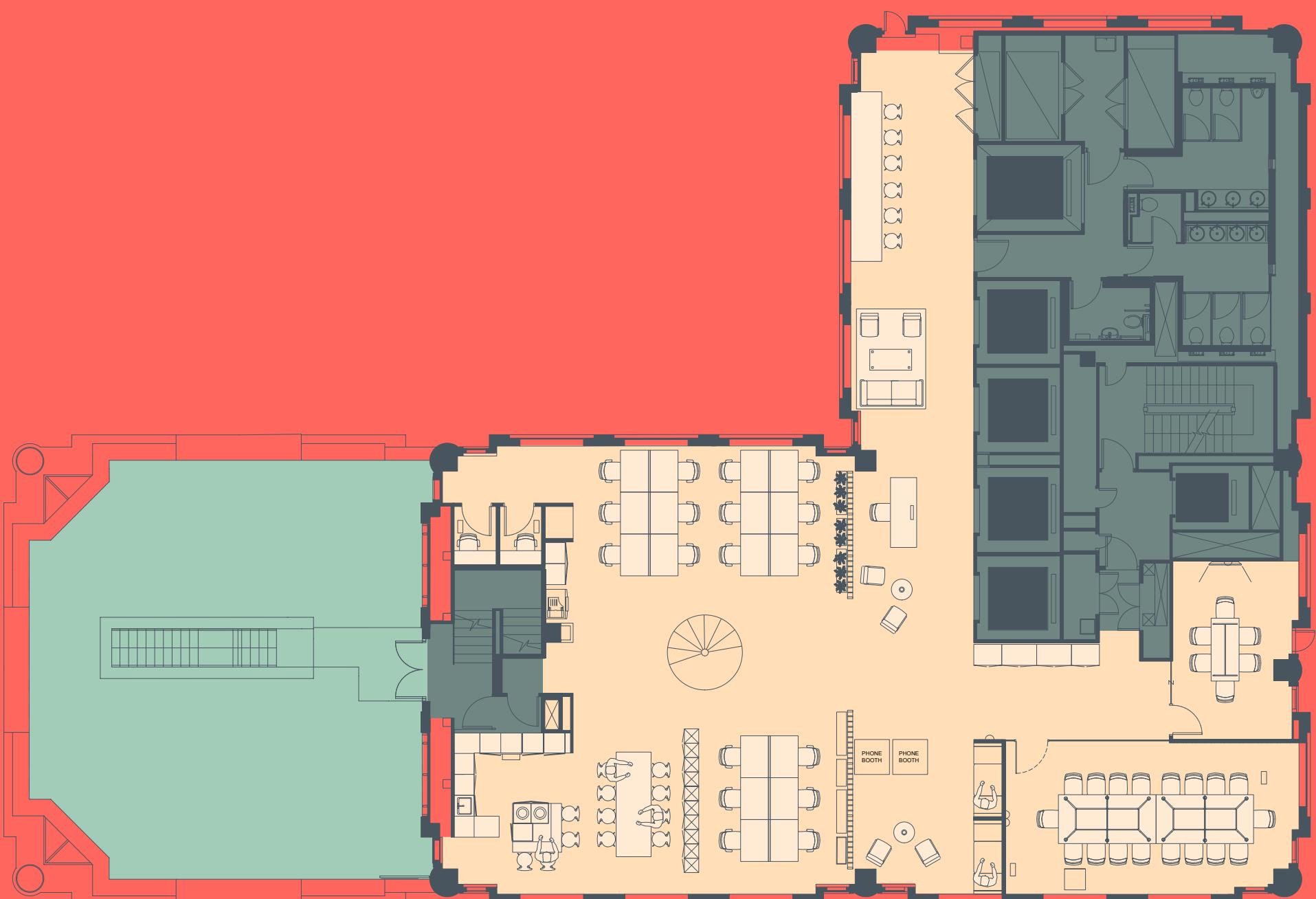


Floor plans not to scale. For indicative purposes only.

**Work Space Setting**

Open plan desks	x 52	Breakout area	x 2
18 person meeting rooms	x 1	Print point	x 1
4 person meeting rooms	x 1	Terrace	x 1
Lounge area	x 5	Comms cab	x 1
Phone booths	x 2	Store room	x 1
Collaboration area	x 3	Total working positions	x 18
Tea point	x 2		

Central staircase connects the two floors



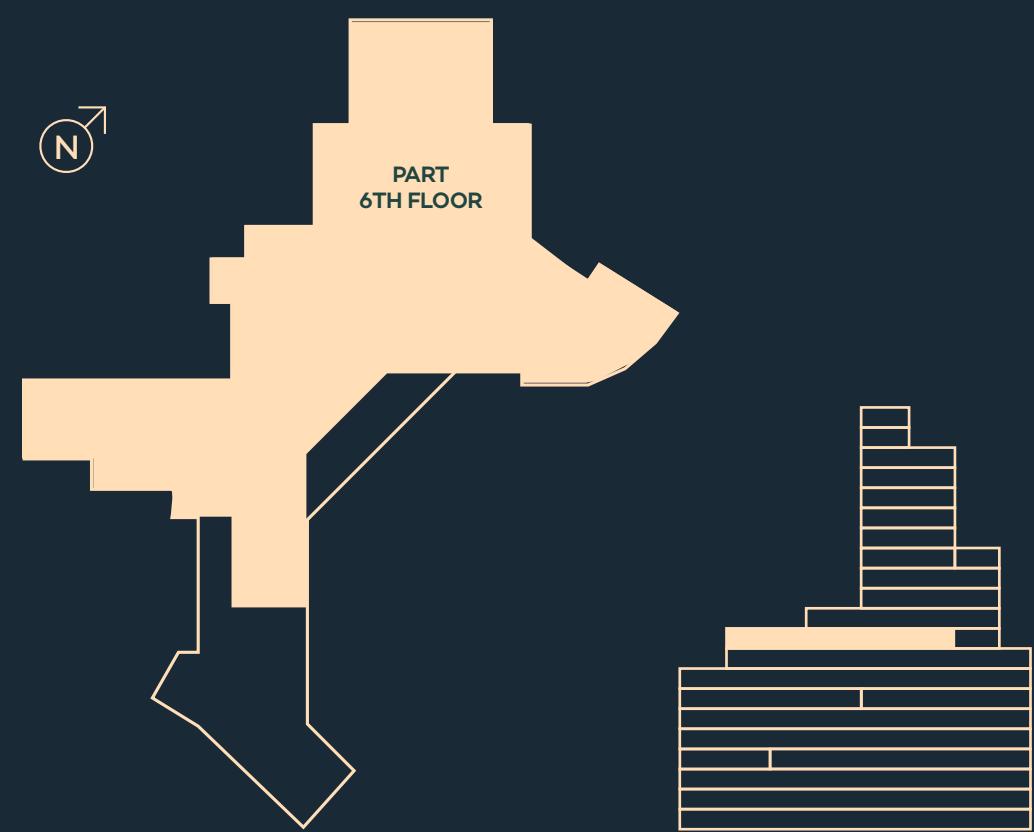
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CAT A

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

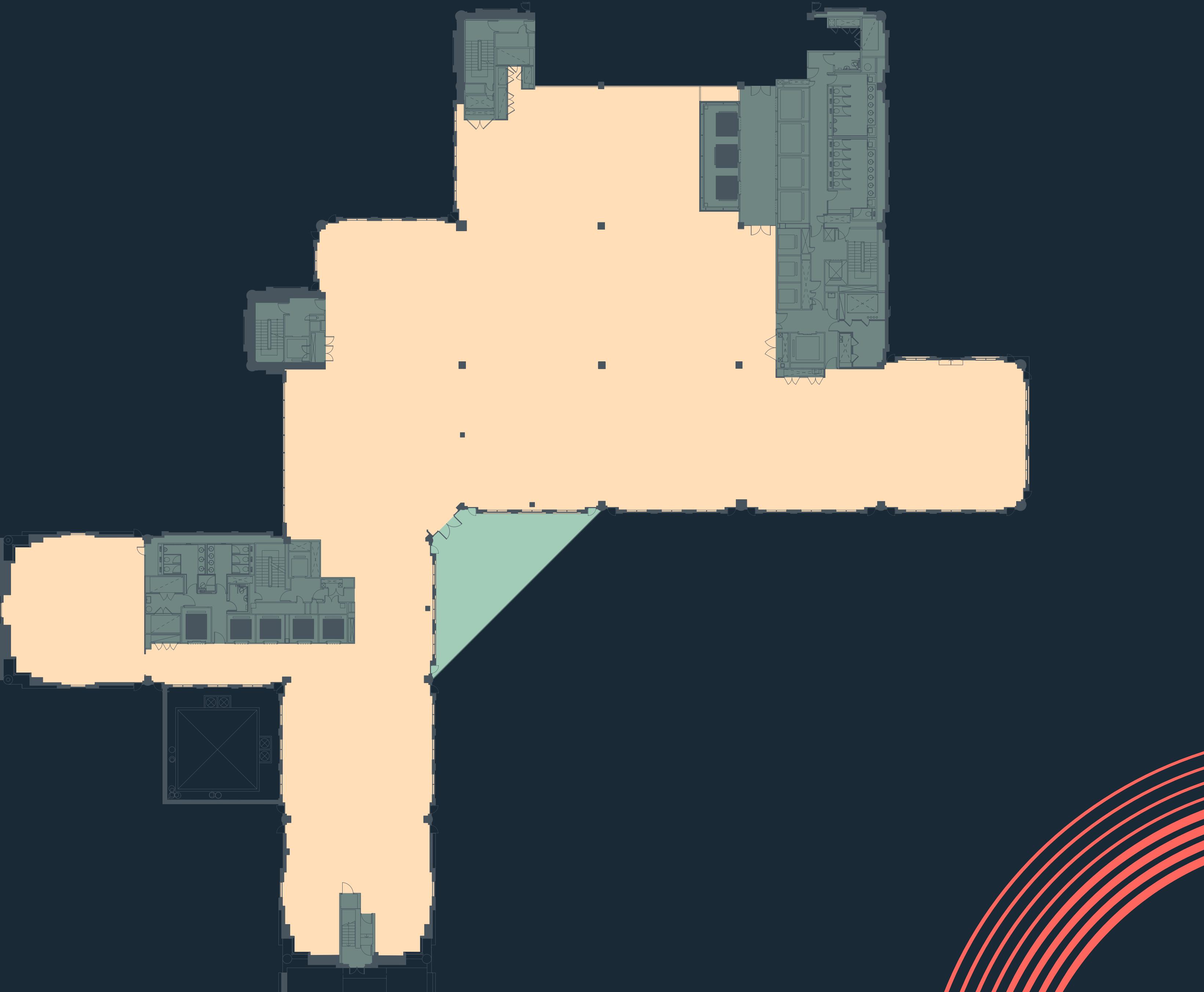
CAT A+ is available subject to terms

Includes access to a private terrace



KEY    Office    Core    Terrace

Floor plans not to scale. For indicative purposes only.



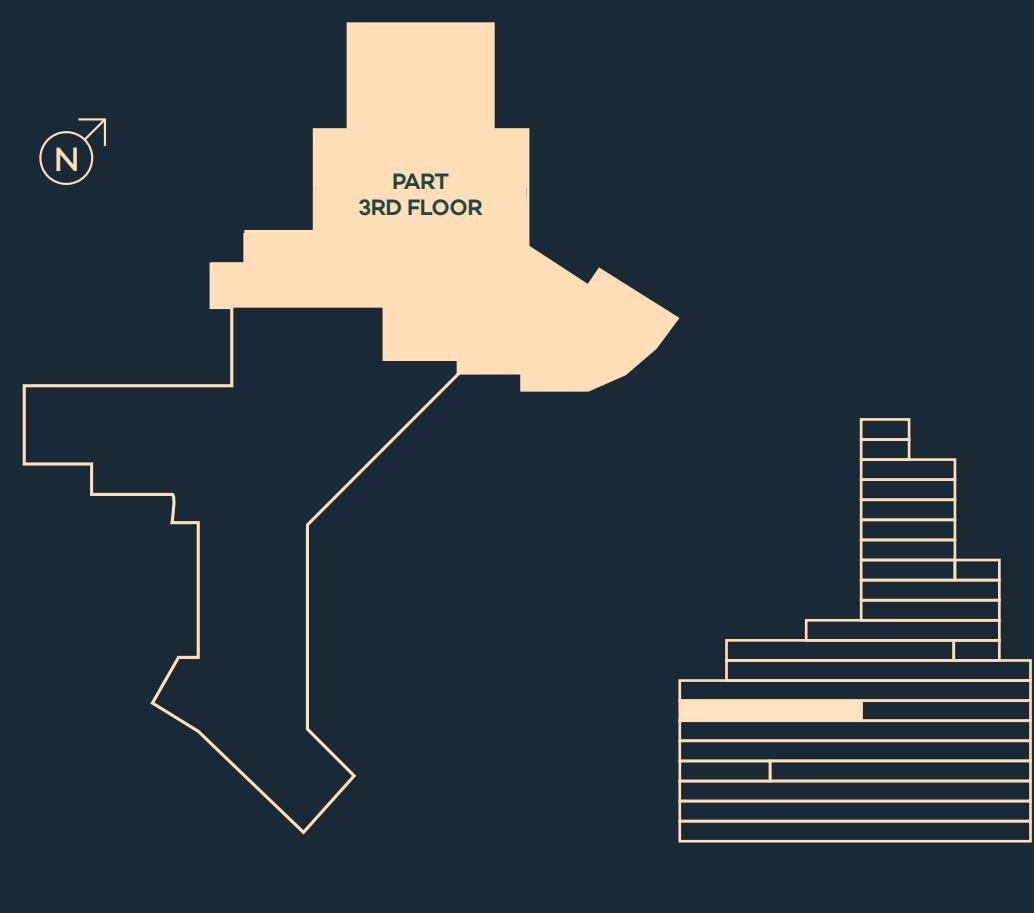
200

CAT A

## PART 3RD FLOOR (NORTH)

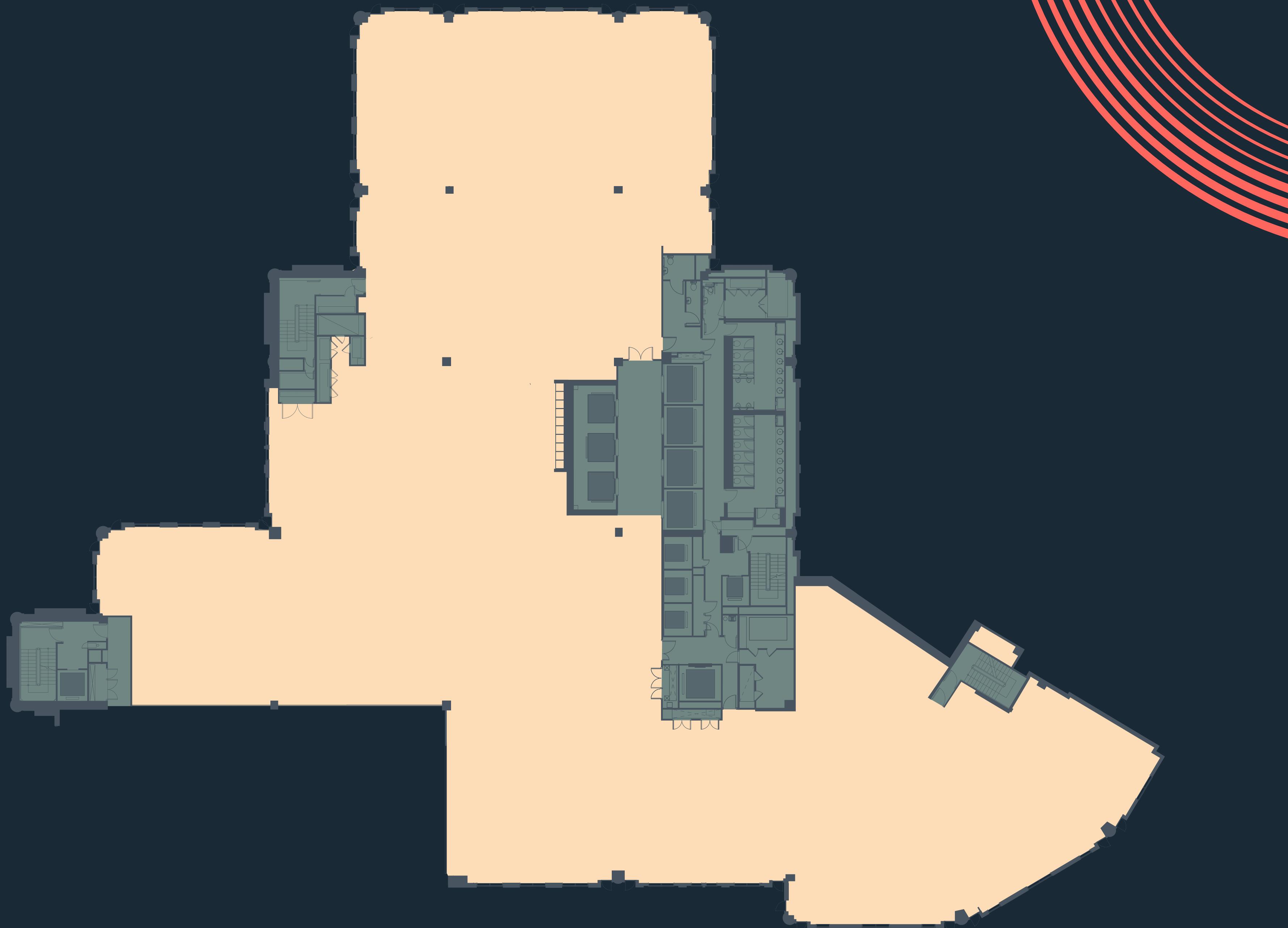
21,438 SQ FT

CAT A+ is available subject to terms



KEY    Office    Core

Floor plans not to scale. For indicative purposes only.





Indicative fit out



Indicative fit out

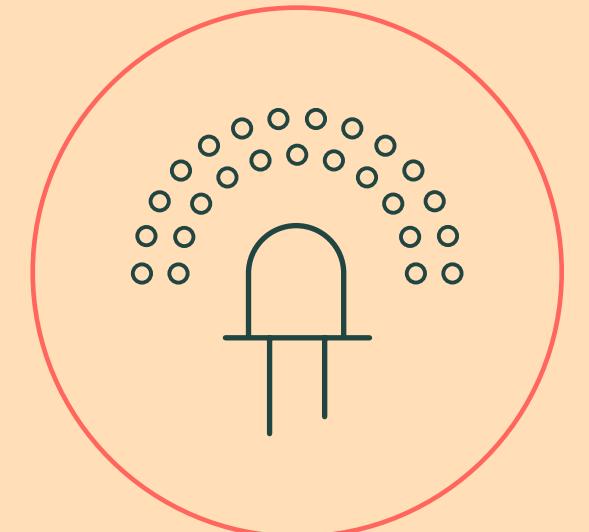


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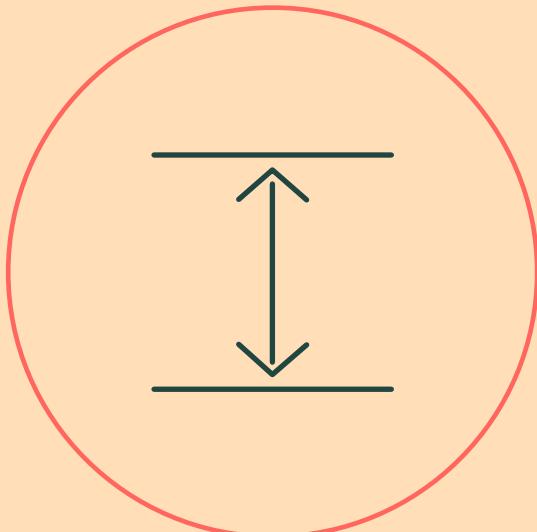
#### SPECIFICATION

## Getting down to specifics

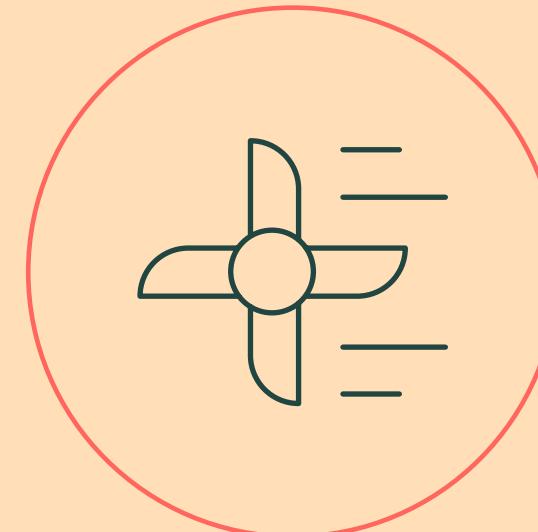
Carefully considered and future focused, putting people and planet first.



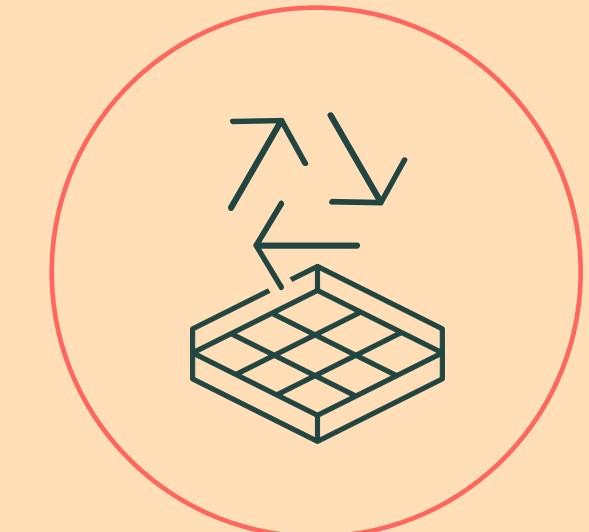
LED lighting



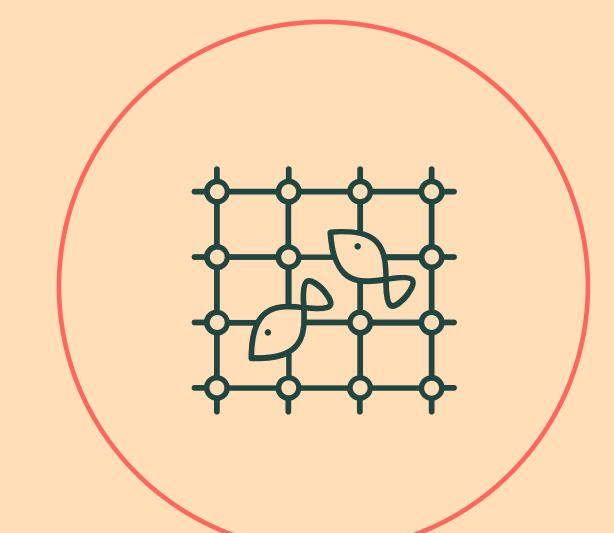
New ceiling with 2.75m floor to ceiling height



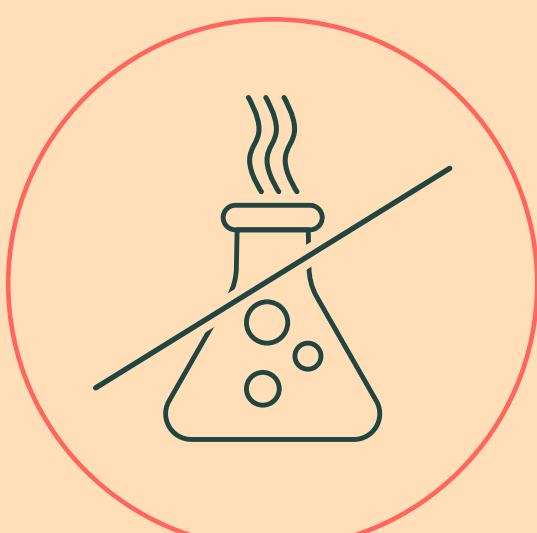
Fan-coil air Conditioning



Refurbished office floors using reused materials



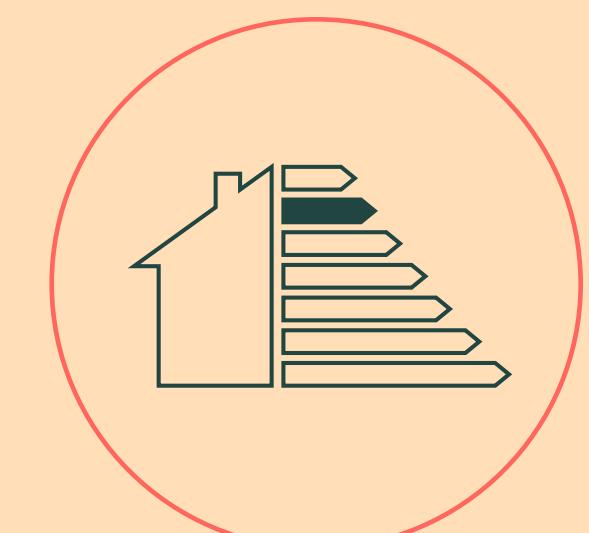
Carbon neutral carpets made from recycled fishing nets and other recycled products



Water based low VOC emitting paint to reduce carbon emissions



Furniture sourced from UK only suppliers



EPC B rating for the newly refurbished floors



Fitwell 2 stars



BREEAM In Use  
Very Good



Green Apple  
Environment Award  
- National Silver



Platinum Award  
- Active Score

## CONTACT

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