



ALDERSGATE

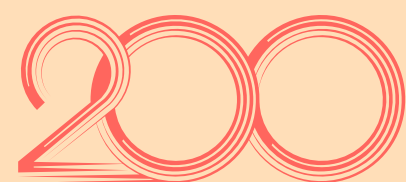
LONDON EC1

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.

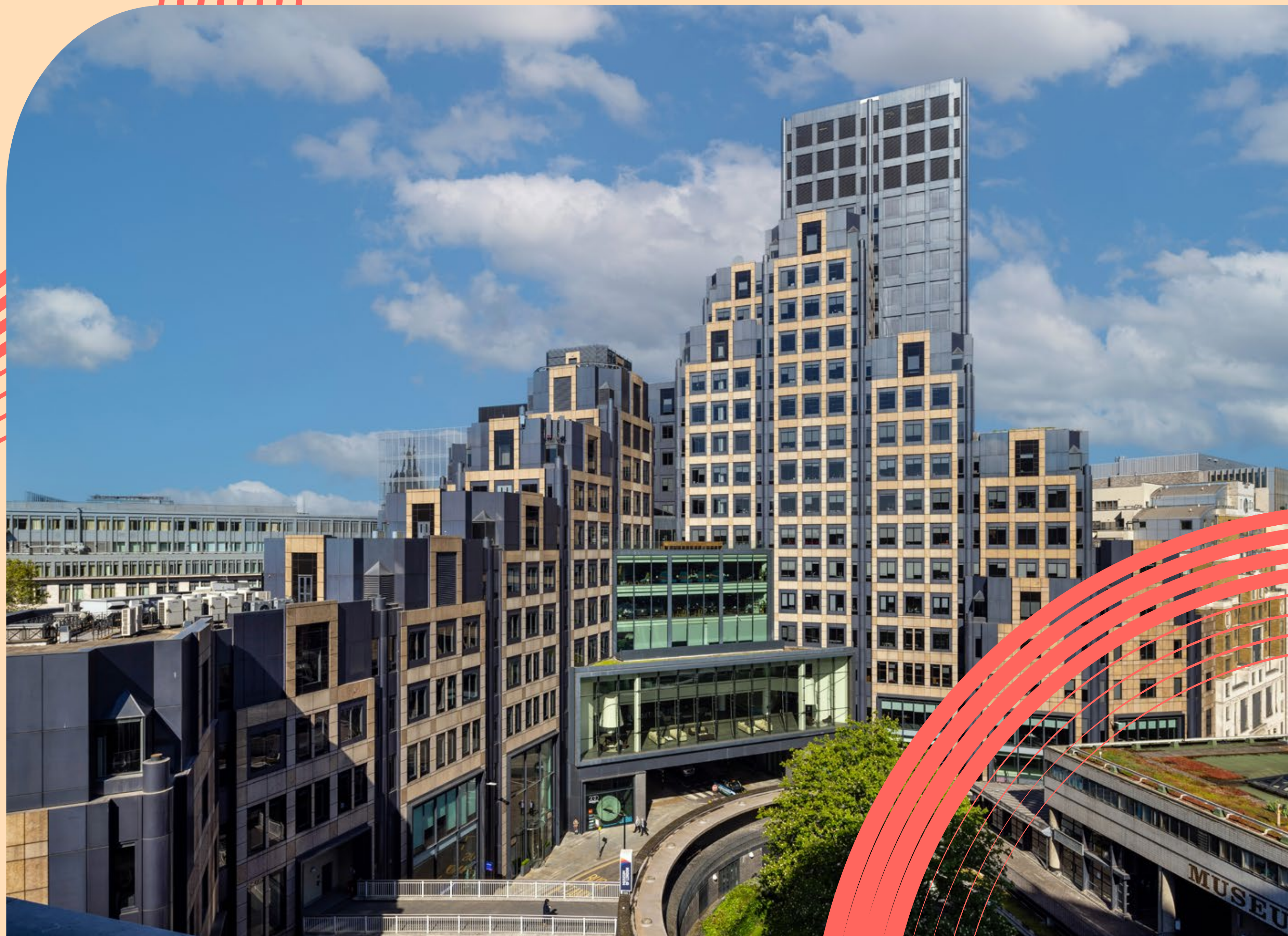




WELCOME

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



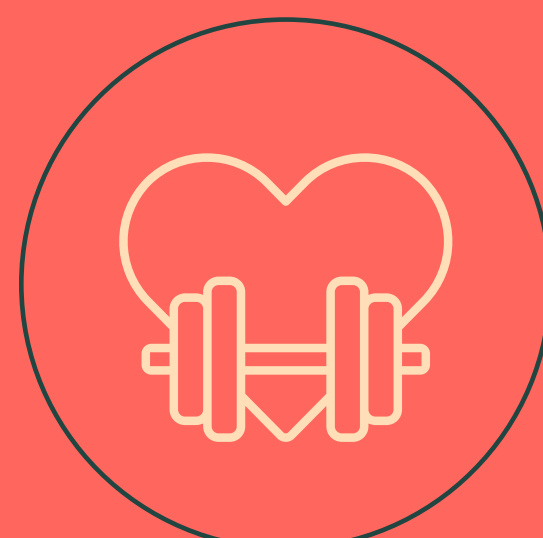
Communal
courtyard



Onsite Amazon Lockers



Dry cleaning service



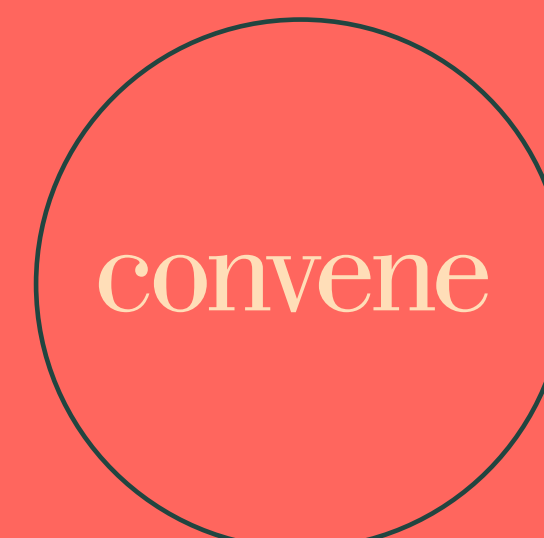
Basement
gym



Storage For
226 Bikes



Underground parking
and EV charging



Conference and meeting
spaces by Convene



THE LOCATION



LOCAL AREA

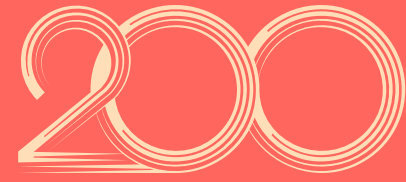
Centuries of
history with
cutting-edge
modernity...





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

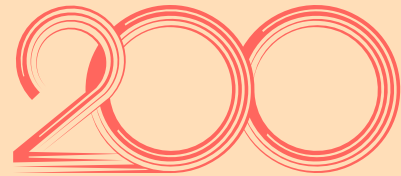
● Hammersmith & City Line
● Metropolitan Line
● Northern Line

● Thameslink



ACCOMMODATION

CAT A+ & CAT A SPACES



SPACES

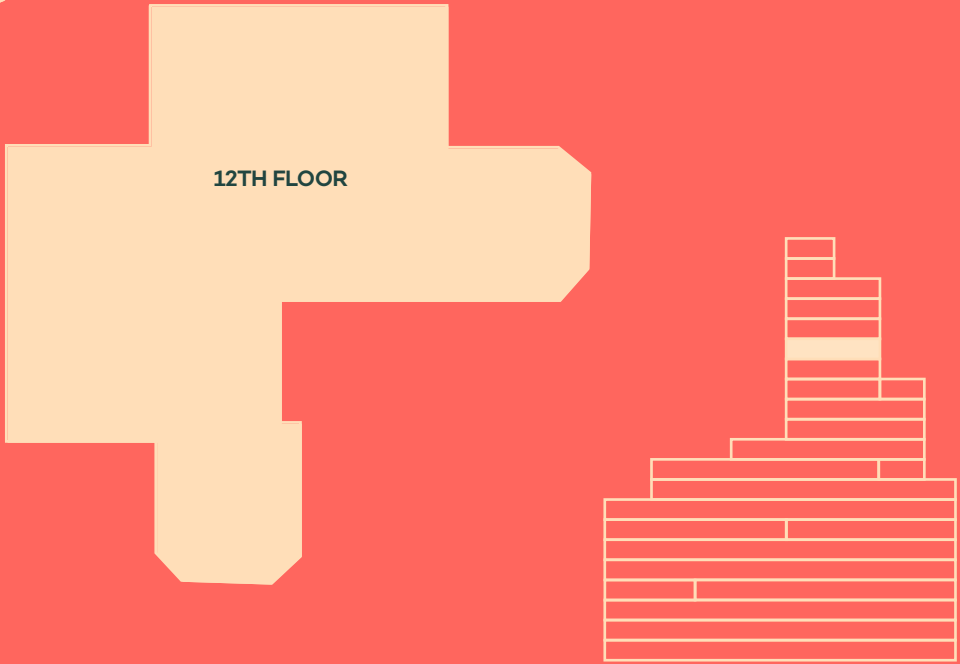
Fully-fitted and flexible spaces available now

FLOOR	AREA			
17TH FLOOR		LET		
16TH FLOOR		LET		
15TH FLOOR		LET		
14TH FLOOR		LET		
13TH FLOOR		LET		
12TH FLOOR	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	BUSINESS LOUNGE & CAFÉ	CONVENE
UPPER GROUND FLOOR		LET		
GROUND FLOOR		LET		
LOWER GROUND FLOOR		LET	SHOWERS, BIKE STORE, MAIL ROOM & OTHER AMENITIES	
BASEMENT		LET	VIRGIN ACTIVE	

CAT A+

12TH FLOOR
9,052 SQ FT

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



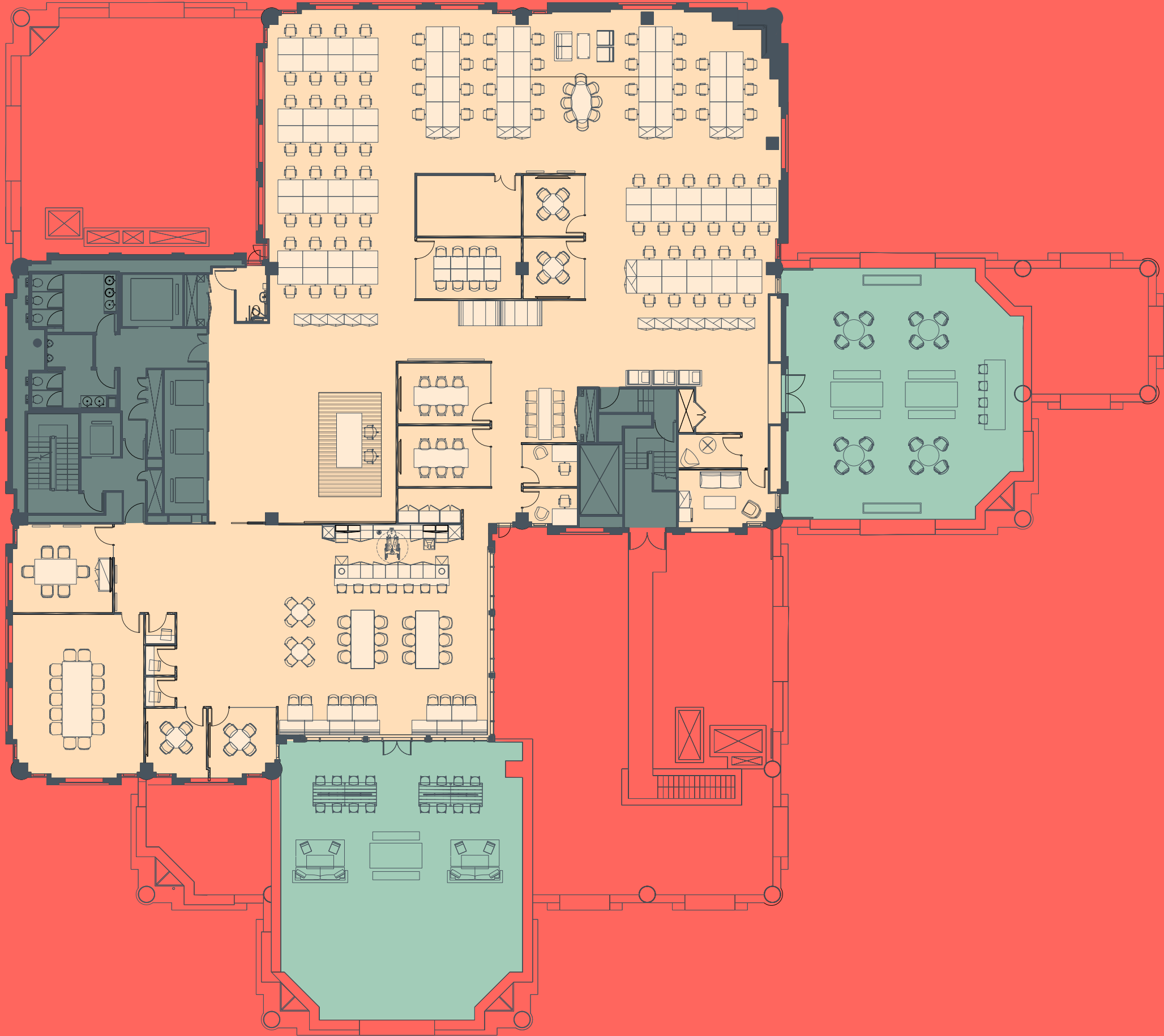
KEY

Office

Core

Terrace

Floor plans not to scale. For indicative purposes only.

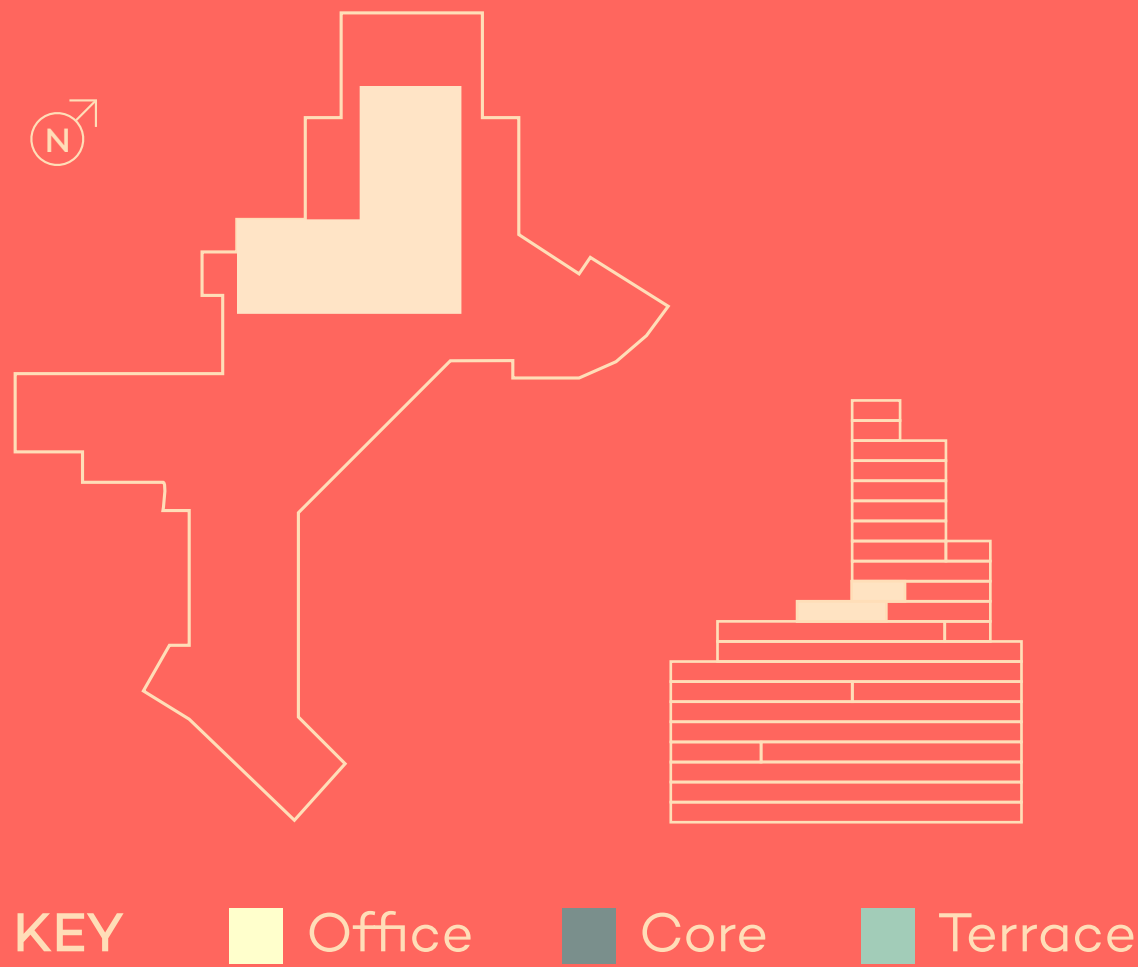


CAT A+

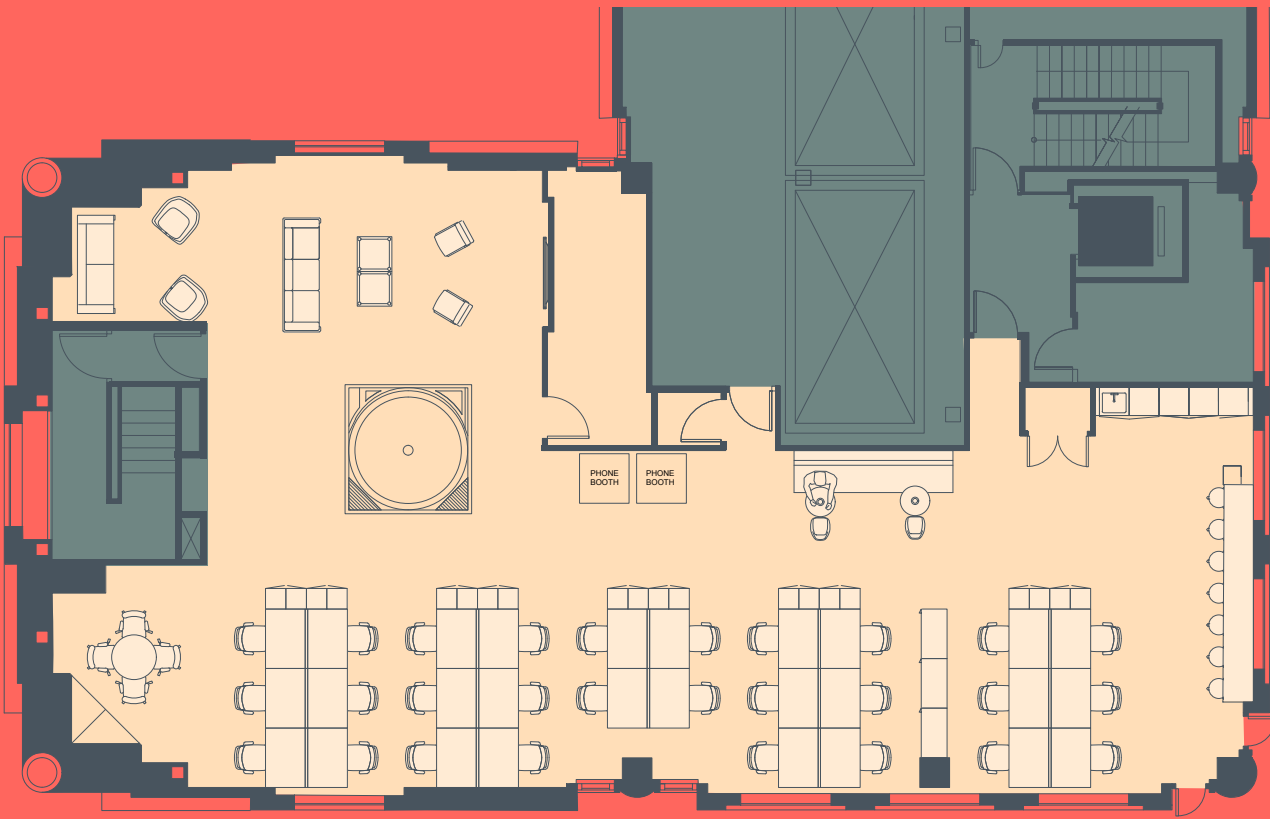
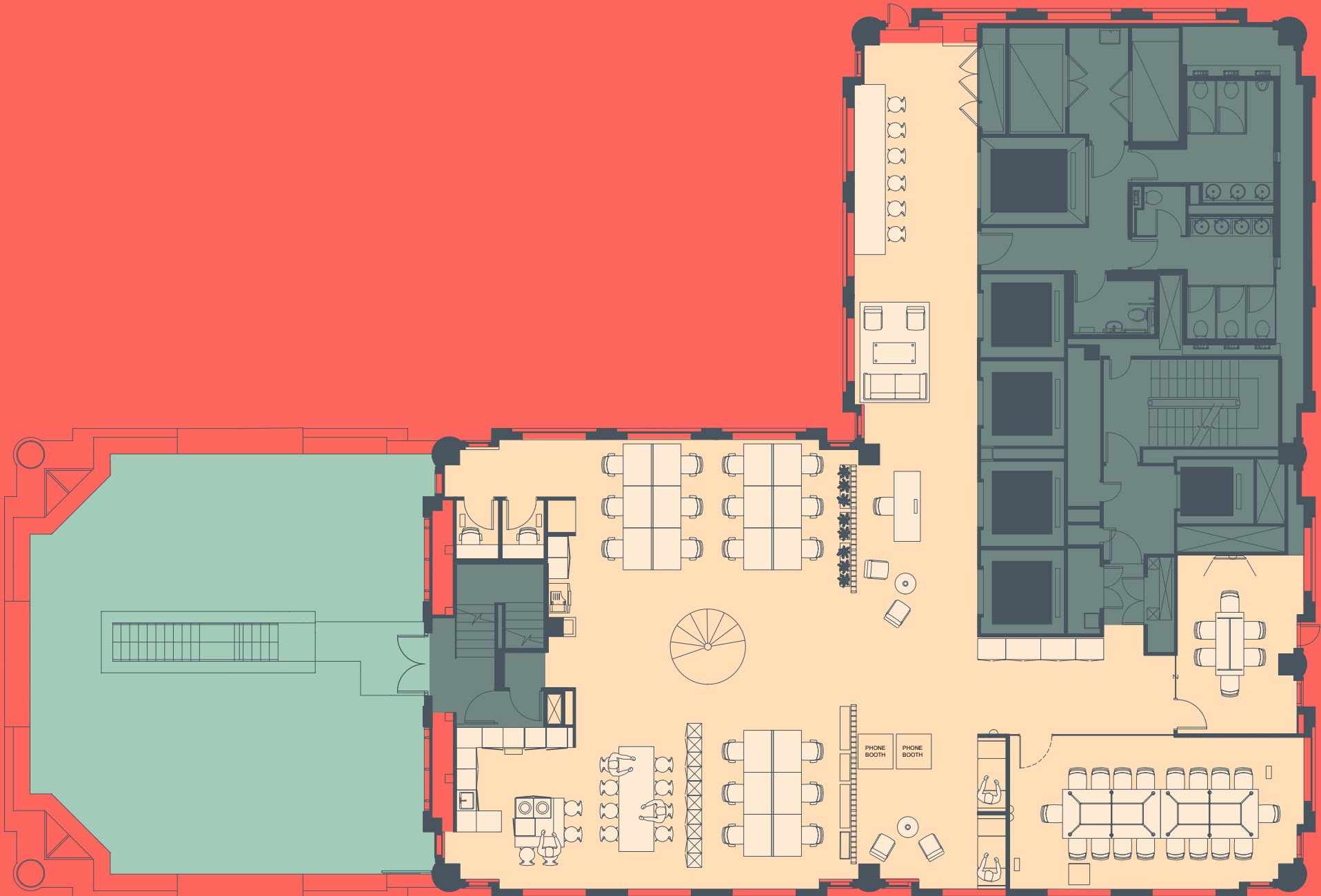
PART 7TH
& 8TH FLOORS
(NORTH)
5,155 SQ FT

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



Floor plans not to scale. For indicative purposes only.

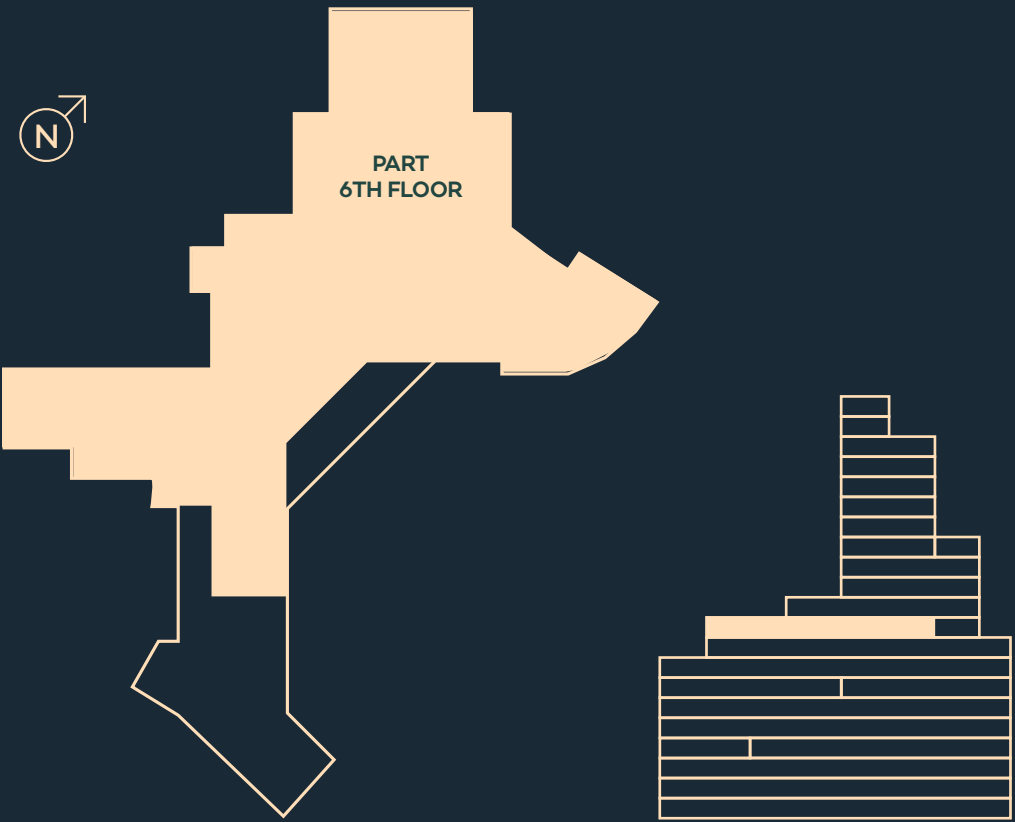
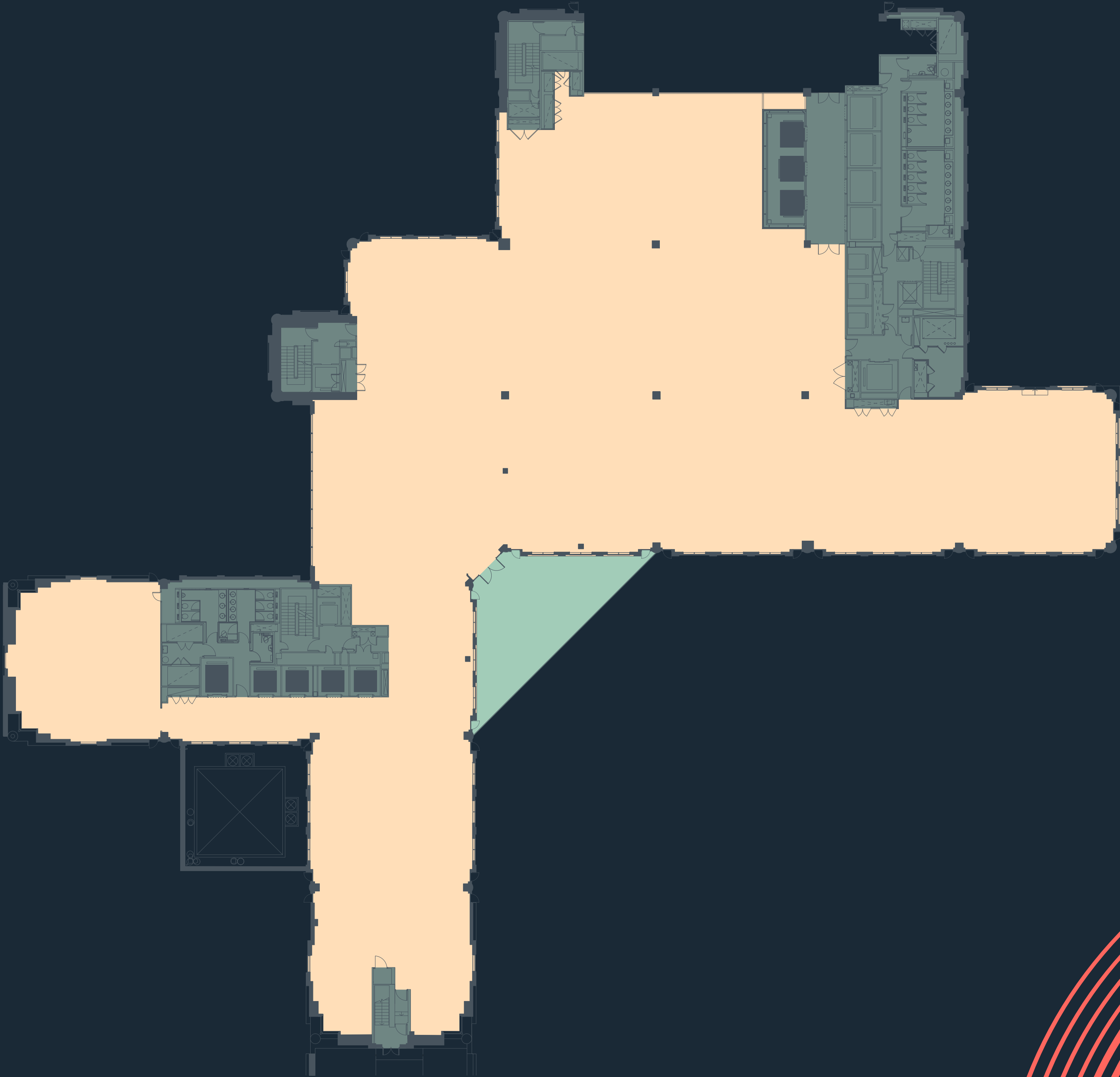




CAT A

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

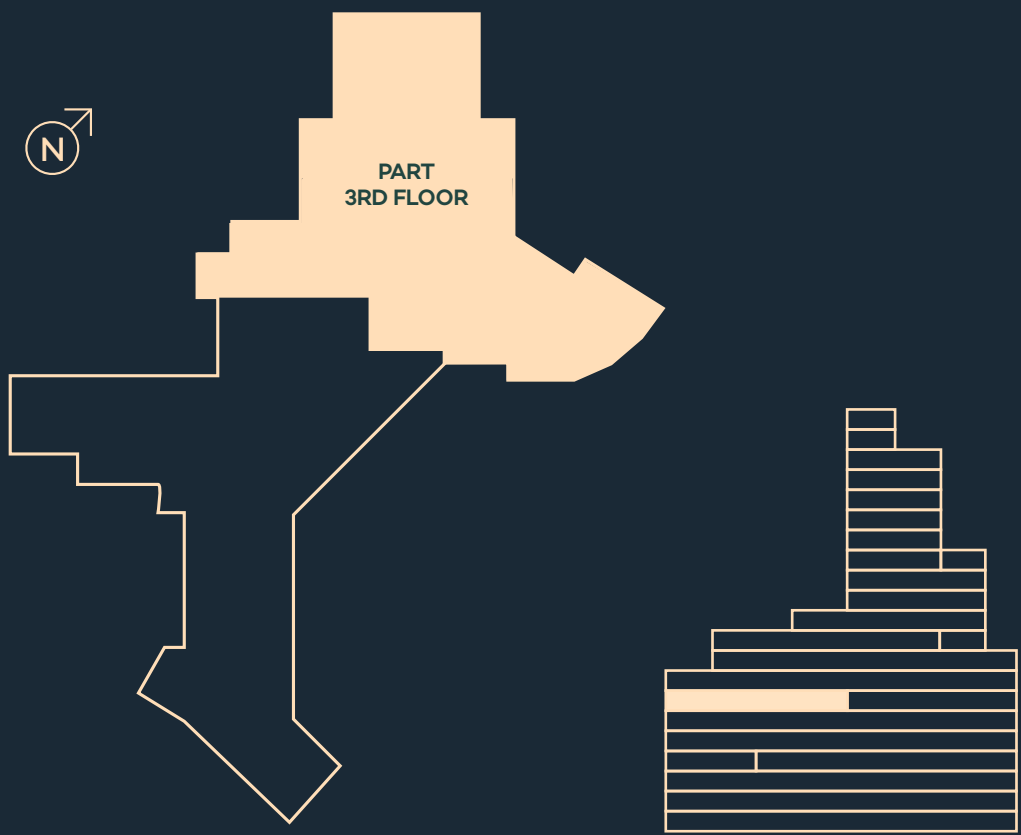
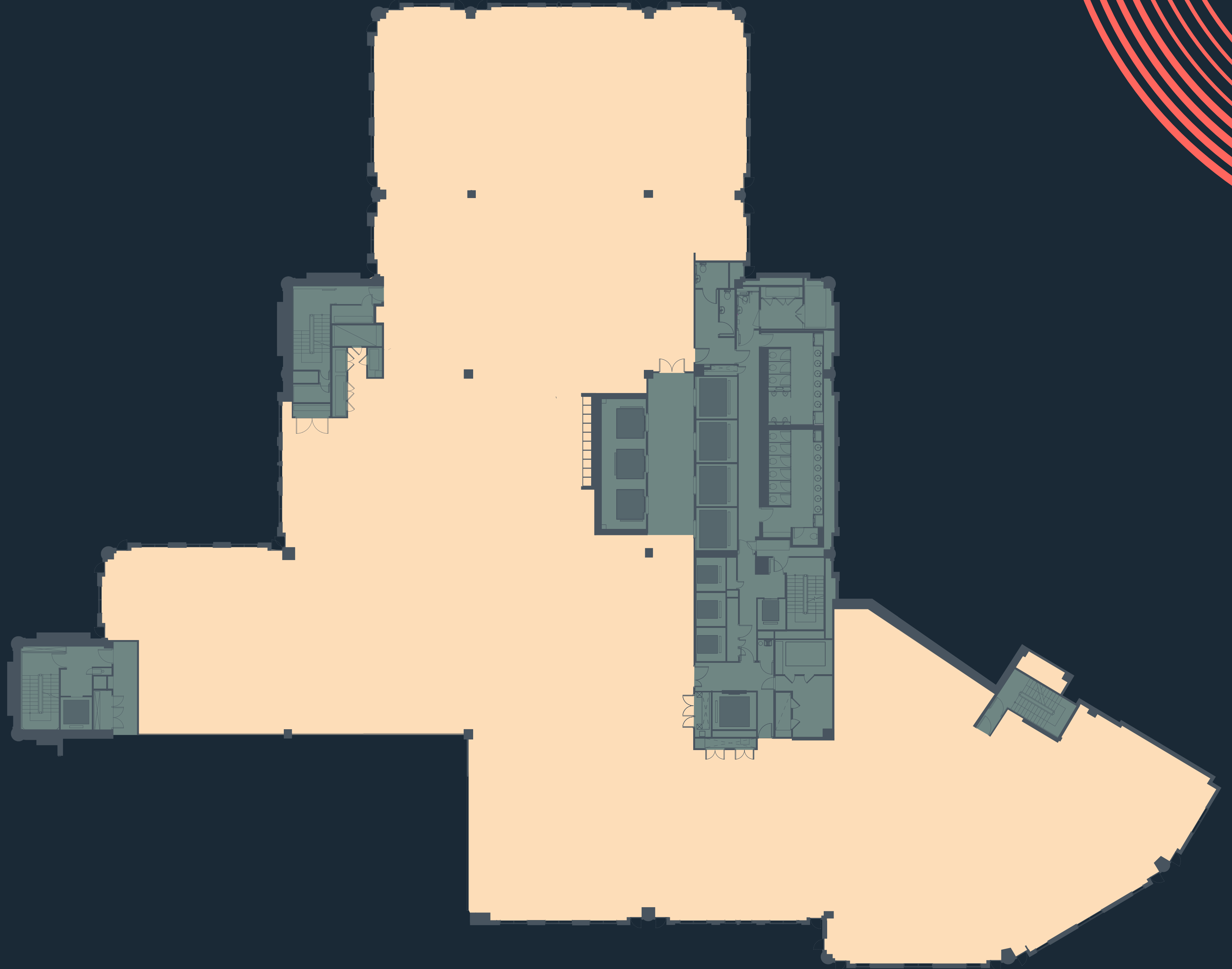
Floor plans not to scale. For indicative purposes only.



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



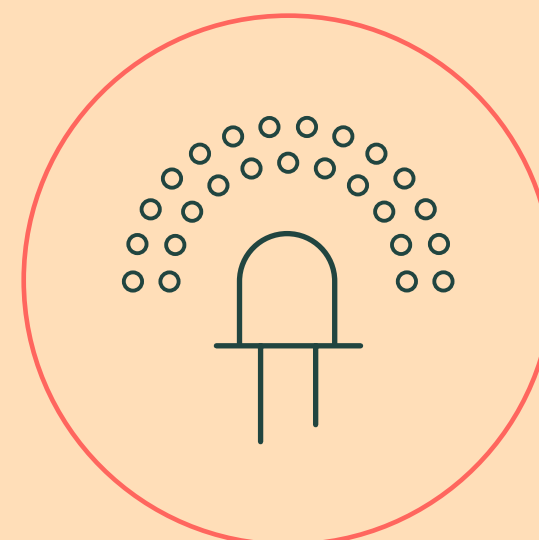


Indicative fit out

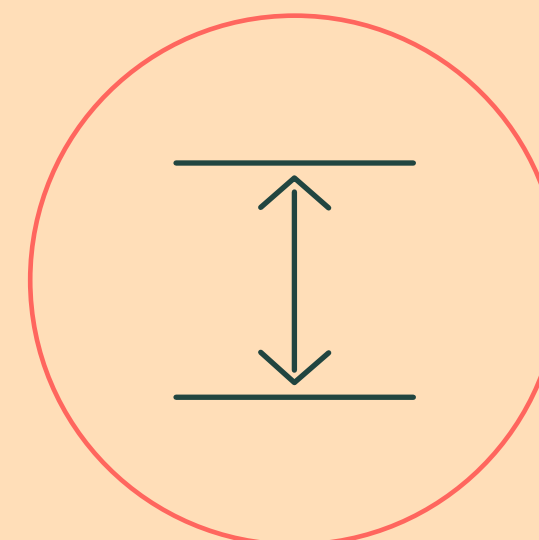
SPECIFICATION

Getting down to specifics

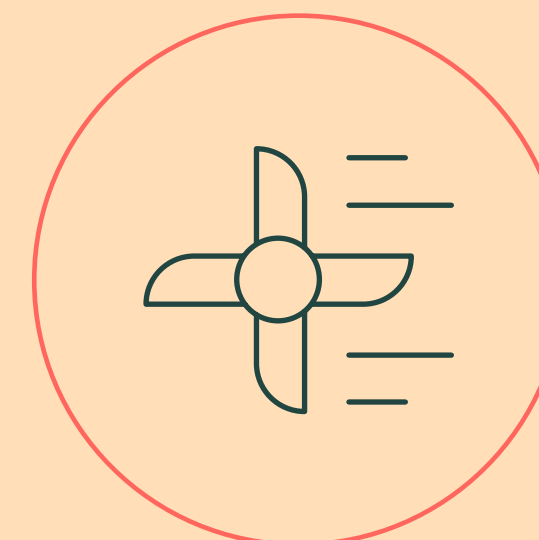
Carefully considered and future focused, putting people and planet first.



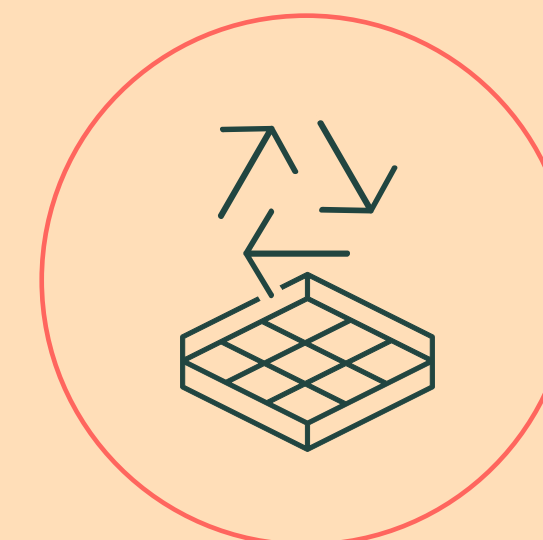
LED lighting



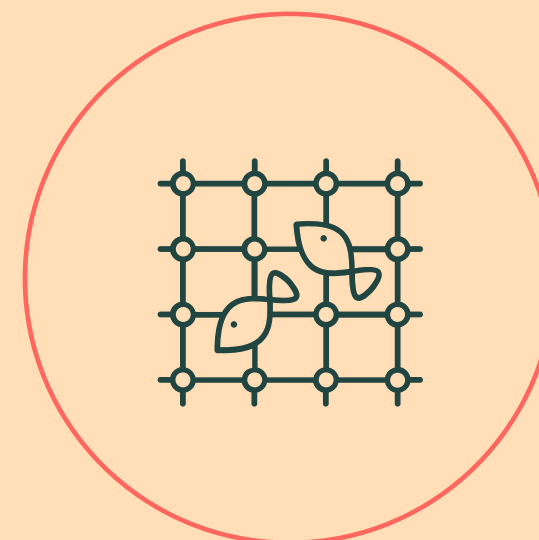
New ceiling with 2.75m floor to ceiling height



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



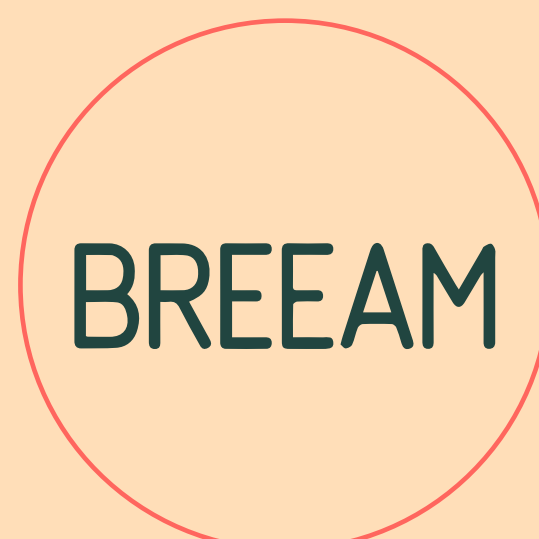
Furniture sourced from UK only suppliers



EPC B rating for the newly refurbished floors



Fitwel 2 stars



BREEAM In Use Very Good



Green Apple Environment Award – National Silver



Platinum Award – Active Score

CONTACT

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