



**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.





ALDERSGATE  
SOUTH

South reception



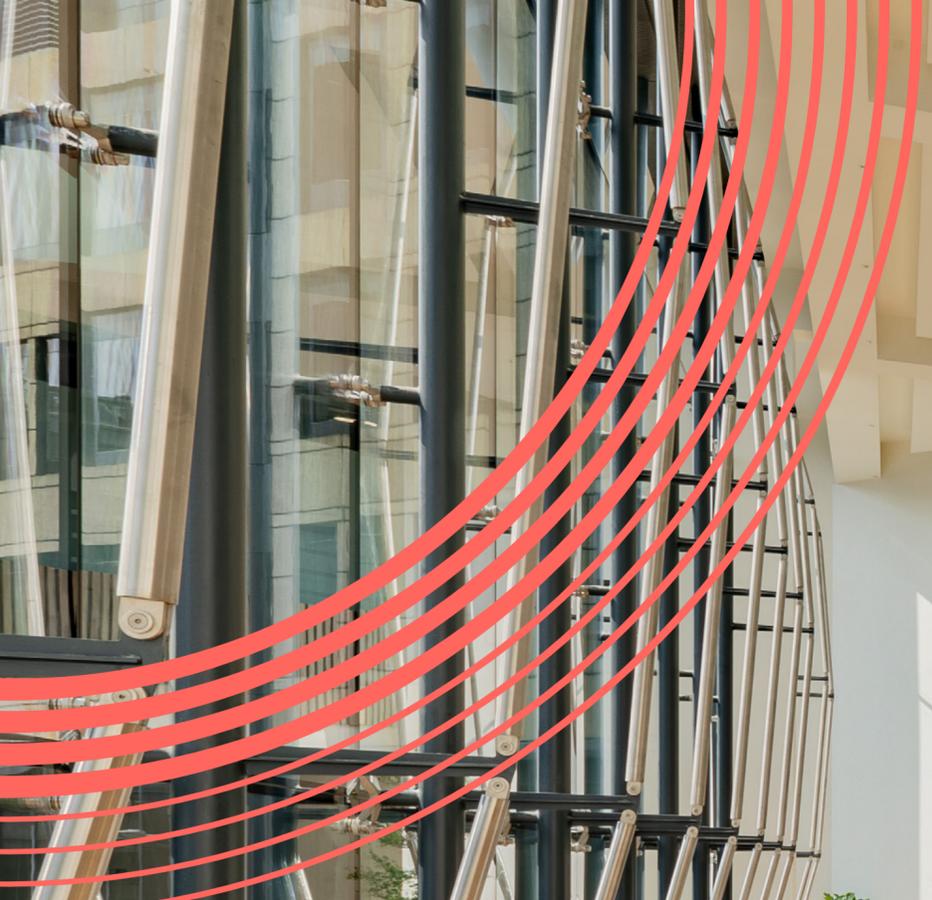
South reception and communal courtyard



200  
ALDERSGATE  
CAFE  
♿

200  
ALDERSGATE

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

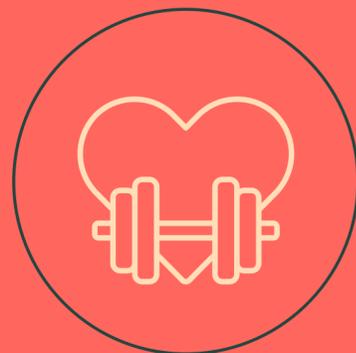


Onsite Amazon Lockers



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...



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
- 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

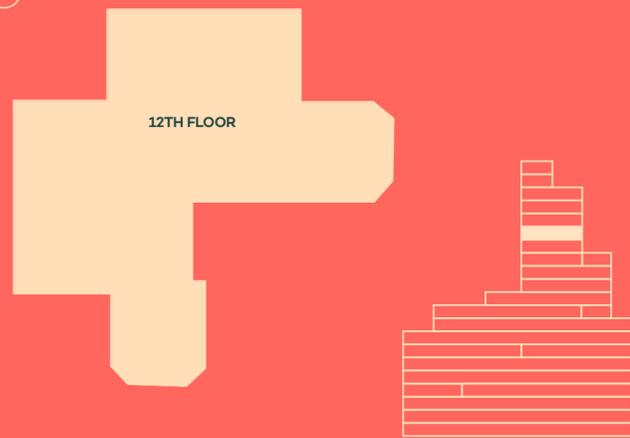
FLOOR	AREA		
17TH FLOOR		LET	
16TH FLOOR		LET	
15TH FLOOR		LET	
14TH FLOOR		LET	
13TH FLOOR		LET	
12TH FLOOR	9,119 SQ FT	AVAILABLE	9,119 SQ FT
11TH FLOOR		LET	
10TH FLOOR		LET	
9TH FLOOR		LET	
8TH FLOOR	5,383 SQ FT	AVAILABLE	
7TH FLOOR		AVAILABLE	5,383 SQ FT
6TH FLOOR	22,553 SQ FT	AVAILABLE	22,553 SQ FT
5TH FLOOR		LET	
4TH FLOOR		LET	
3RD FLOOR	21,342 SQ FT	AVAILABLE	21,342 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+

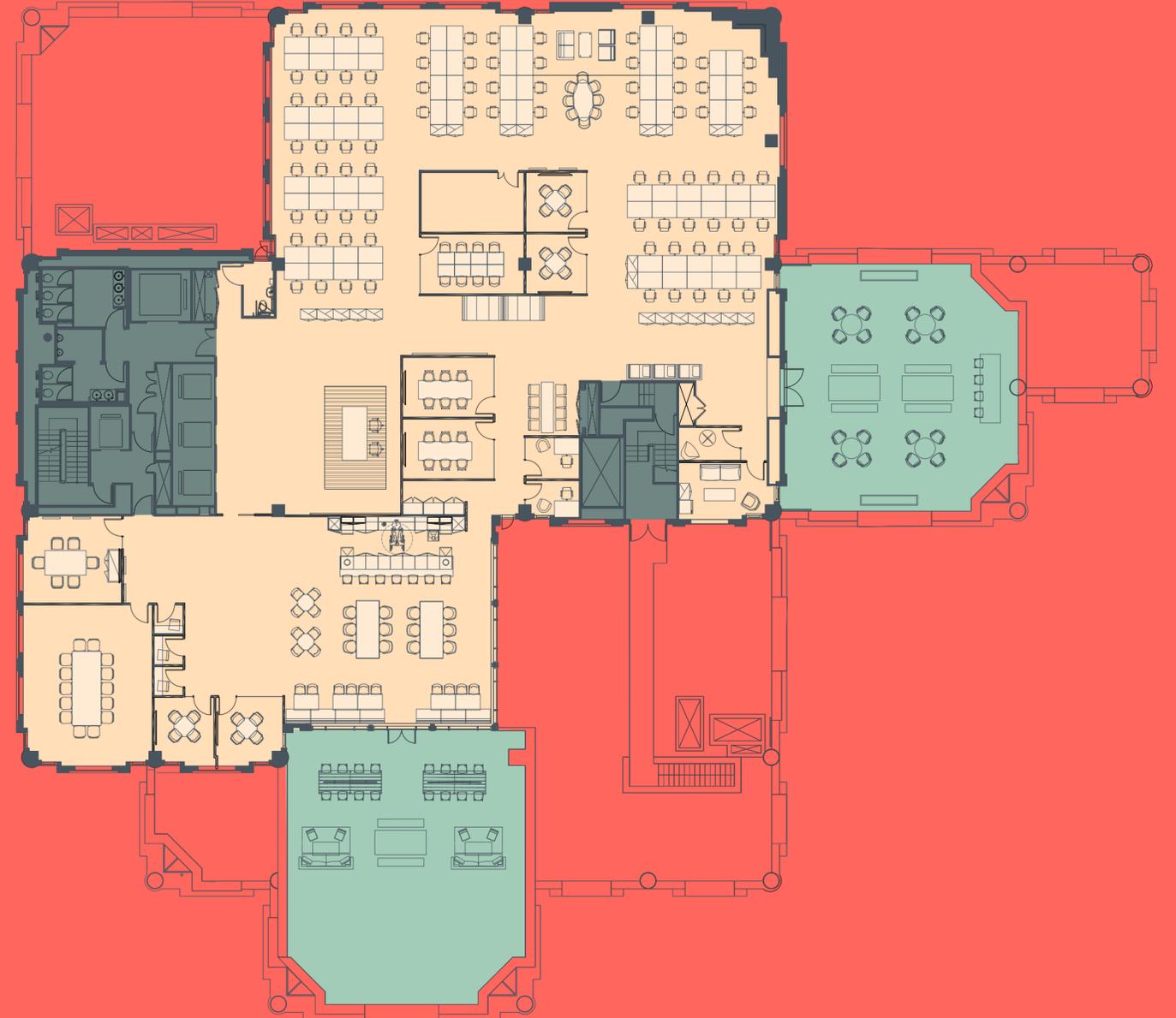
# 12TH FLOOR 9,119 SQ FT

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.

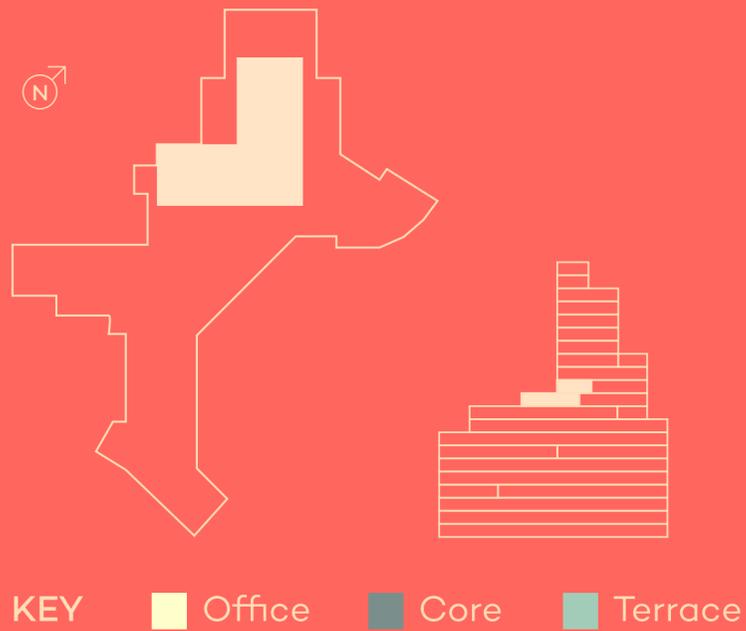


CAT A+

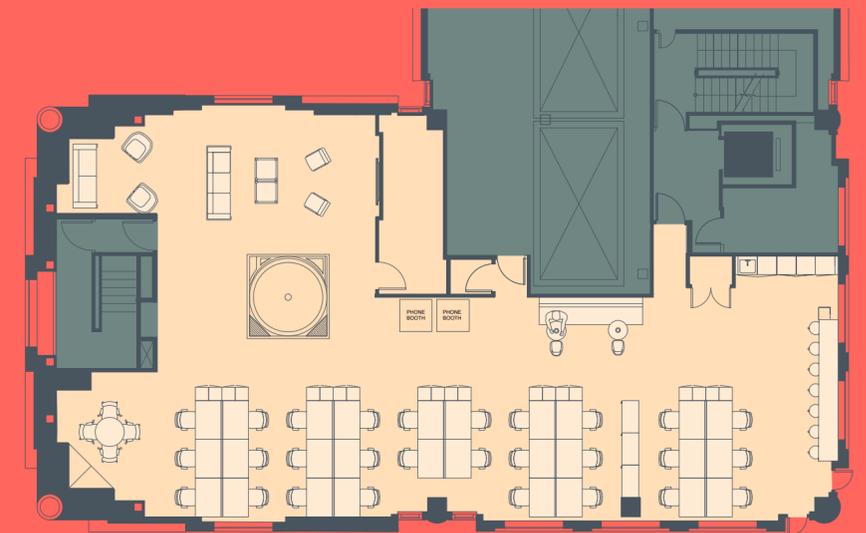
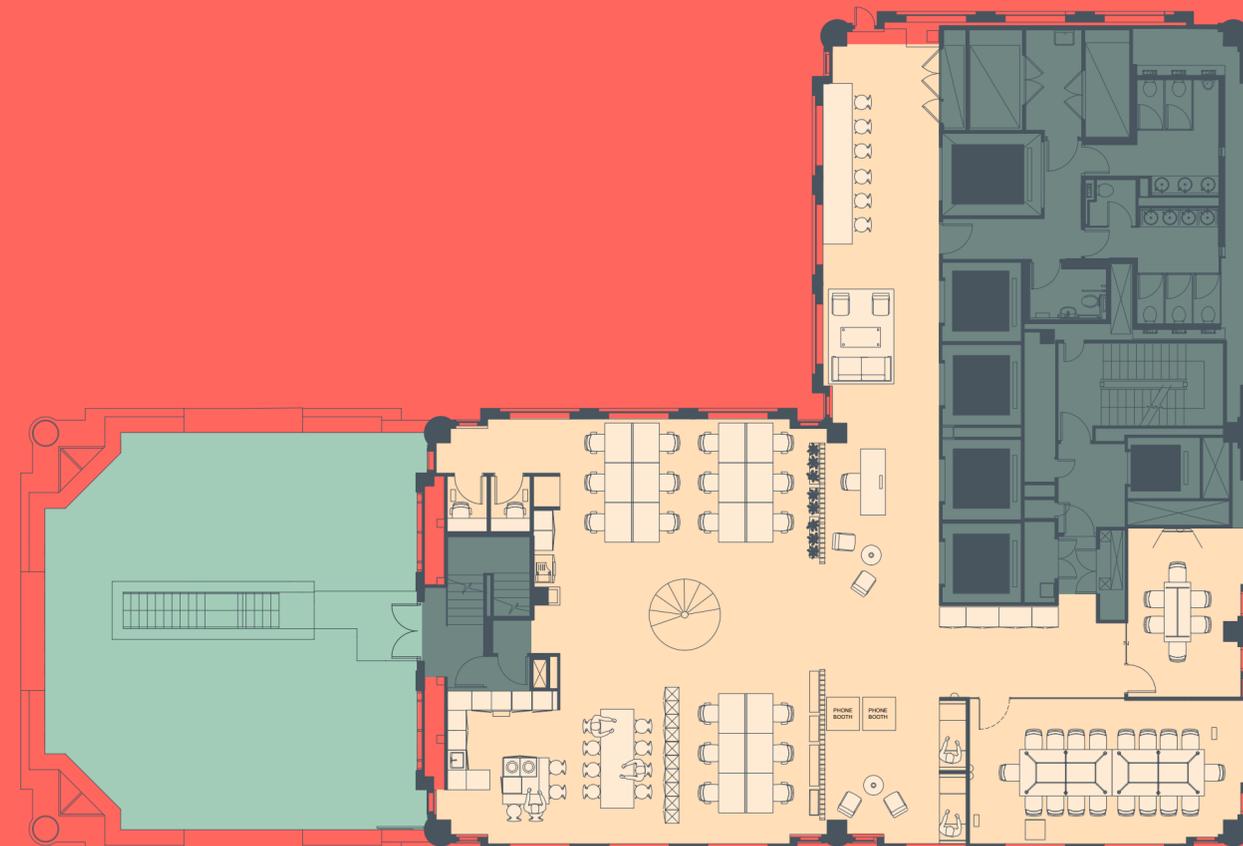
PART 7TH  
& 8TH FLOORS  
(NORTH)  
5,383 SQ FT

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.



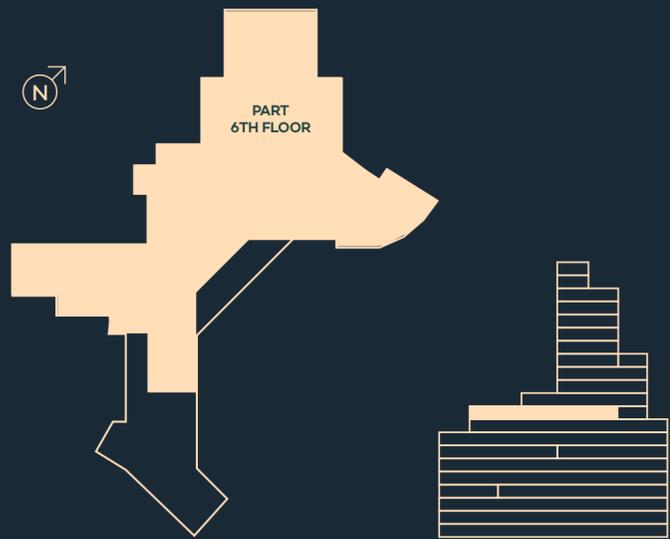
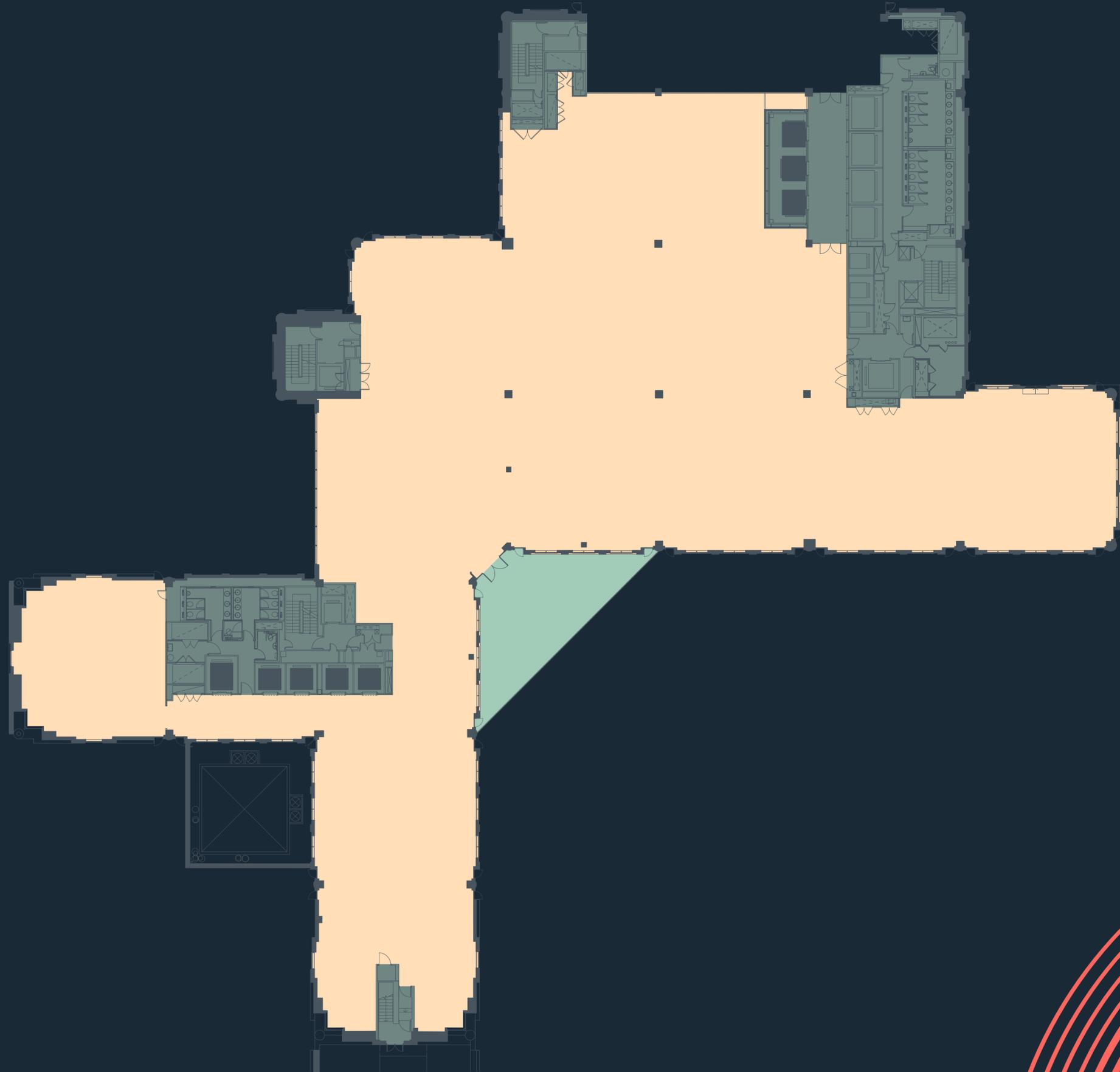


CAT A

# PART 6TH FLOOR (SOUTH)

22,553 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.

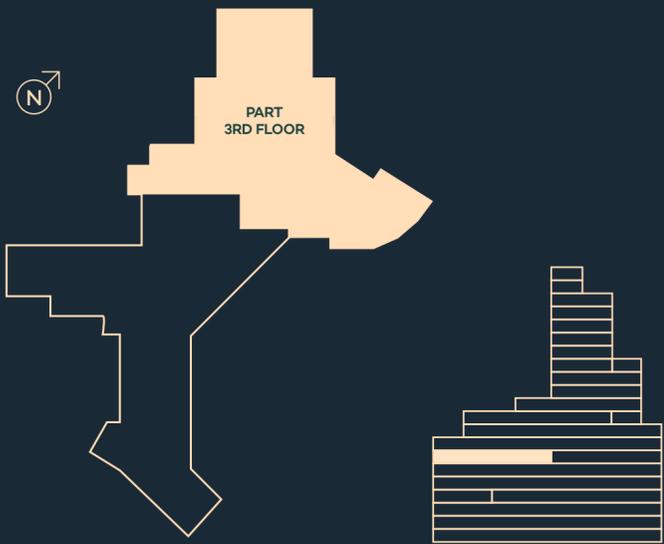
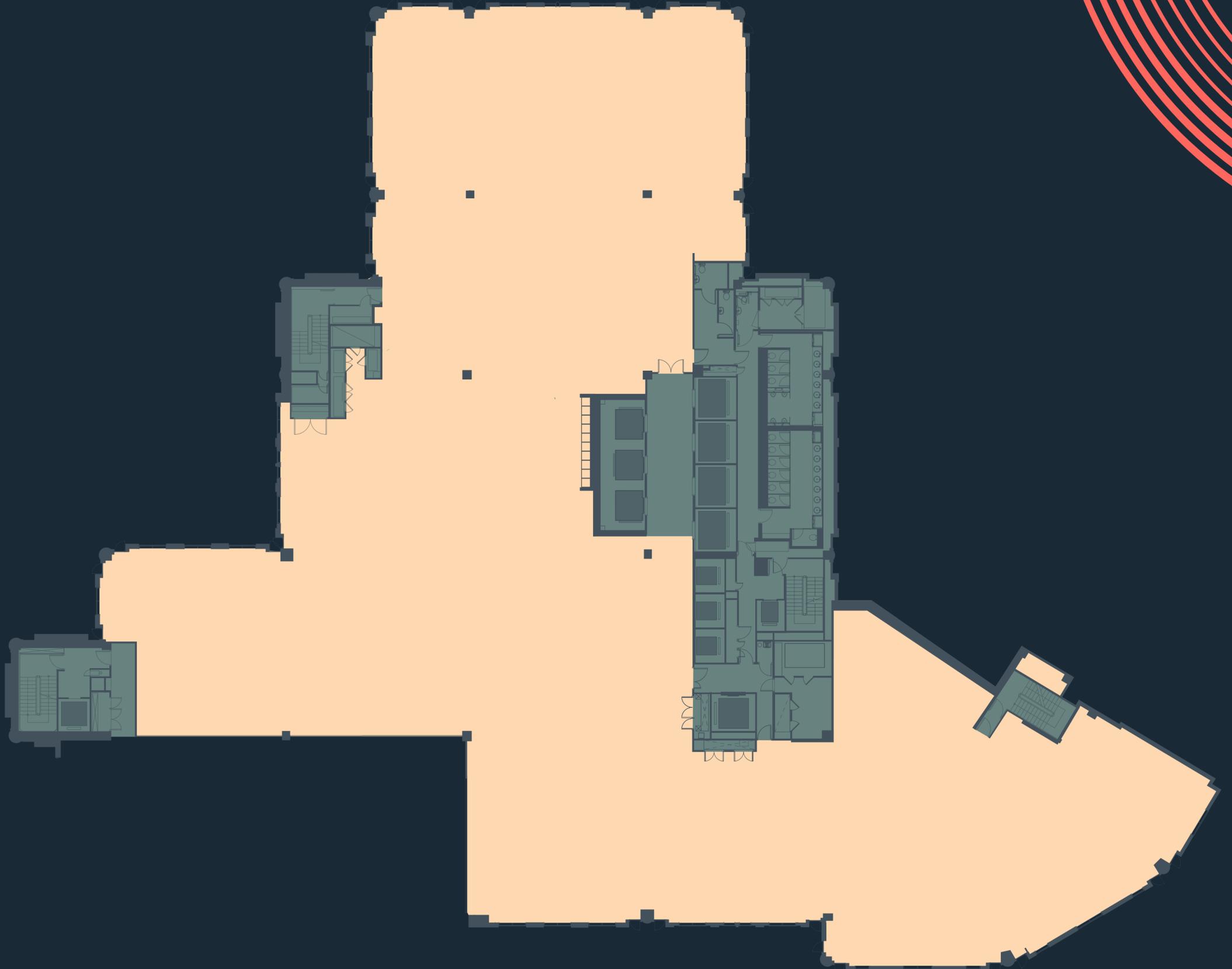




CAT A

# PART 3RD FLOOR (NORTH) 21,342 SQ FT

CAT A+ is available subject to terms



KEY  Office  Core

Floor plans not to scale. For indicative purposes only.



Indicative fit out



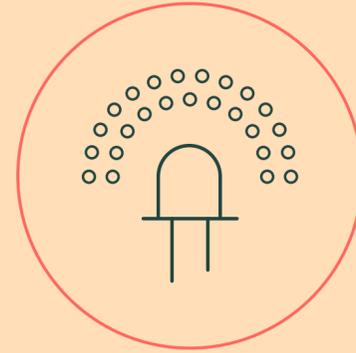


Indicative fit out

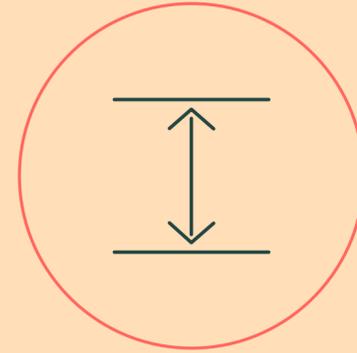
SPECIFICATION

# Getting down to specifics

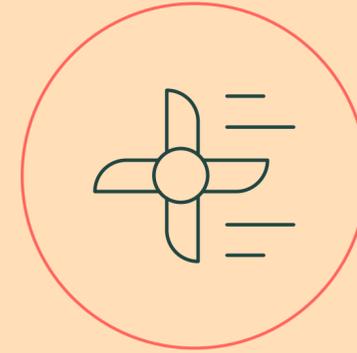
Carefully considered and future focused, putting people and planet first.



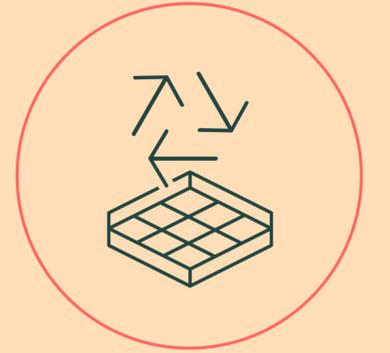
LED lighting



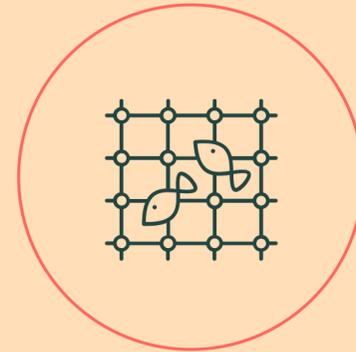
New ceiling with 2.75m floor to ceiling height



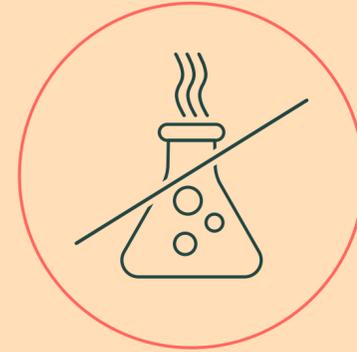
Fan-coil air Conditioning



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

For further information  
please contact:



### SHAUN SIMONS

M: +44 (0) 7788 423 131  
ss@compton.london

### SARAH HILL

M: +44 (0) 7936 338 774  
sh@compton.london



### TOM MEIJER

M: +44 (0) 7540 595 379  
tom.meijer@cbre.com

### EMMA BUDD

M: +44 (0)7810 757753  
emma.budd@cbre.com



**ALDERSGATE**  
LONDON EC1

CBRE Limited on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. February 2026.

Designed and produced by Graphicks | [www.graphicks.co.uk](http://www.graphicks.co.uk)