



120 Aldersgate St, EC1A

Fully Fitted Office Space.

- » 6th floor
- » 3,966 sq.ft
- » Fully fitted

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
M: 07967 345 830
E: db@devono.com

CHARLES CHELL
M: 07896634903
E: cc@devono.com



DEVONO



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EC1A

Description.

- » 66 Workstations
- » 4 Meeting rooms
- » 2 Offices
- » 2 Informal meeting areas
- » Kitchen and break out areas
- » 54 Staff lockers

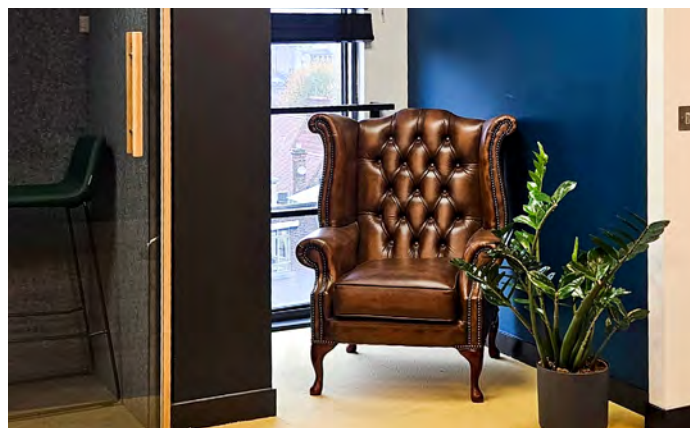
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Location.

The property is on the western side of Aldersgate Street within very close proximity to Barbican Underground Station and Barbican Railway Station. Farringdon Station is located near by on Long Lane giving excellent access to the Elizabeth Line.

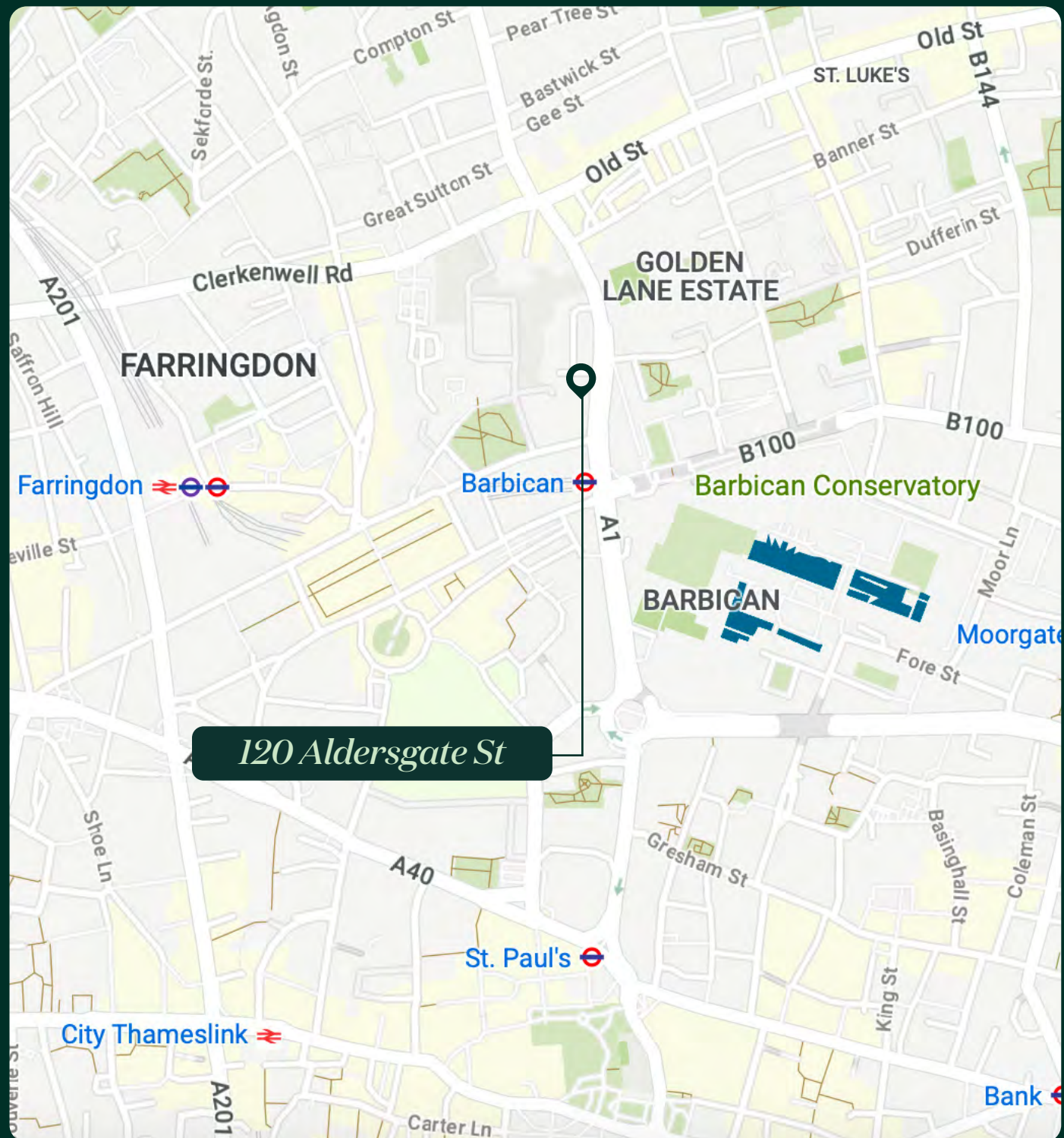
 Barbican	 1 minutes
 Farringdon	 2 minutes
 St. Paul's	 7 minutes

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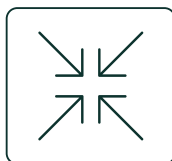




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Amenities.



FULLY FITTED



EFFICIENT
LAYOUT



EXCELLENT
LOCATION



WC'S



2 PASSENGER
LIFTS

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Terms.

The 6th floor is available by way of a flexible Sublease for a maximum term of 24th October 2030. Alternatively, an Assignment of the existing lease is also available.

Rent: £49.50 per sq.ft

Business Rates: £18.55 per sq.ft

Service Charge: £11.84 per sq.ft

The 6th floor is also available on a managed basis delivered by Made at an all inclusive cost of £41,974 per month

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*Floor plan not to scale



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