



Five

Aldermanbury

Square

6,508 – 15,384 Sq Ft
Office Available To Let

LONDON EC2

A landmark tower with City views

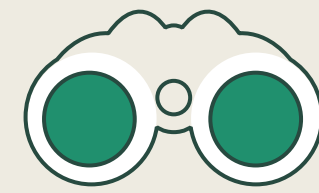


Five Aldermanbury Square currently offers 6,508 – 15,384 sq ft of office space arranged over two suites on Level 11.

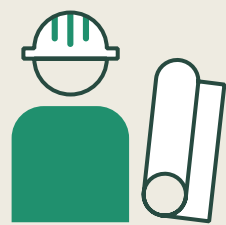
The East Suite is fully fitted and the West Suite is in Cat A condition – with the potential to fit out the entire level to suit tenant requirements.



Fully fitted & Cat A space available



Spectacular views across London



Designed by Eric Parry Architects



Contemporary staffed reception



EASTERN VIEW

Panoramic views from Level 11



Thoughtfully designed

LEVEL 11 PLAN

15,384 SQ FT / 1,429.2 SQ M

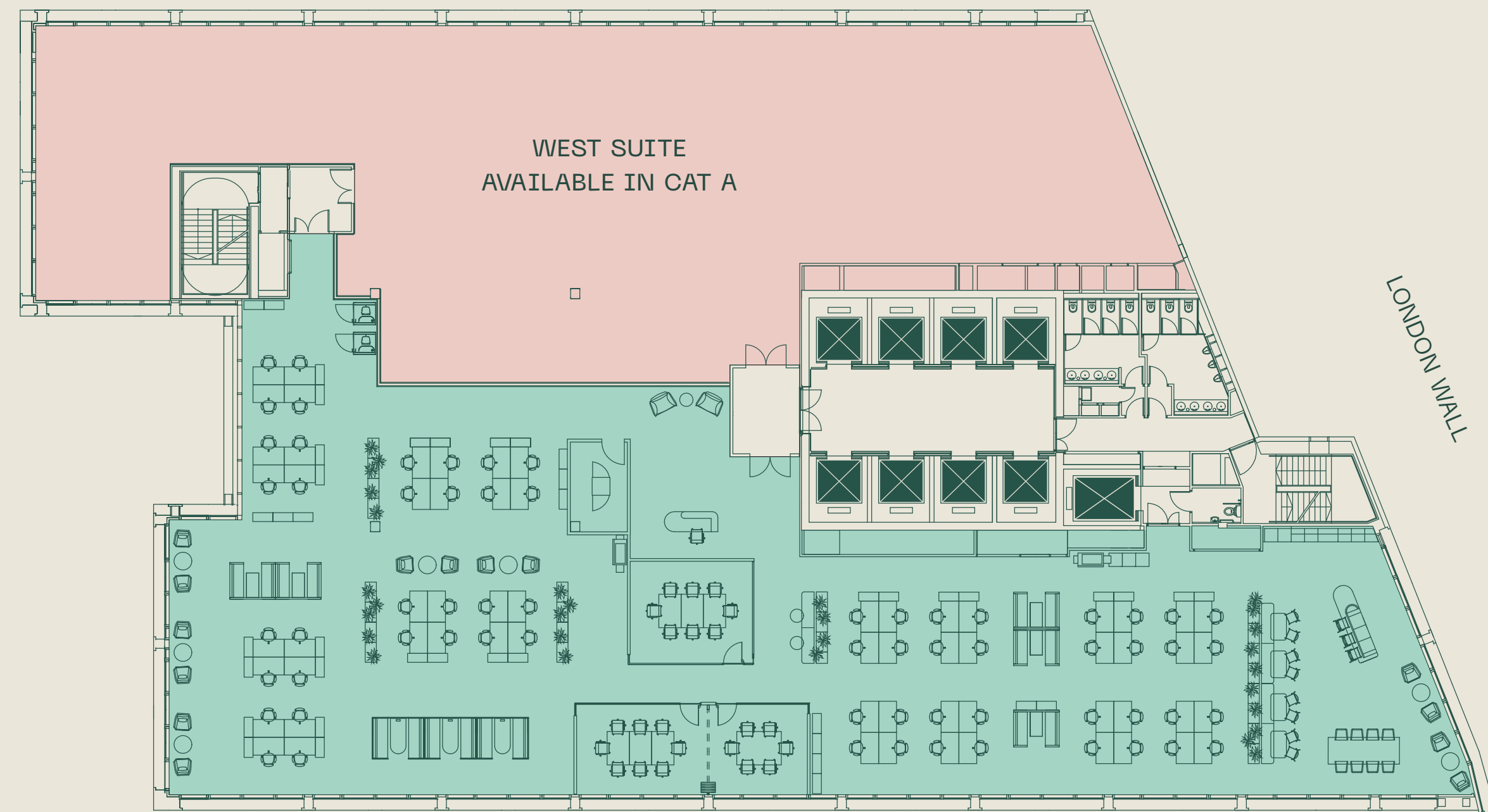
West – 6,508 Sq Ft / 604.6 Sq M

AVAILABILITY

Level	Condition	Sq Ft	Sq M
11	West Cat A	6,508	604.6
	East Fully Fitted	8,876	824.6
Total		15,384	1,429.2

Level 11 is available as a part or whole suite.

 Plan not to scale. For indicative purposes only.



East – 8,876 Sq Ft / 824.6 Sq M

Workstations	64	Collaboration area	01
8 person meeting rooms	02	Reception area	01
6 person meeting room	01	Kitchenette / breakout area	01
Meeting booths	08	Total Occupancy Ratio	1:10 Sq M
Phone booths	02		

THE SPACE

East Suite



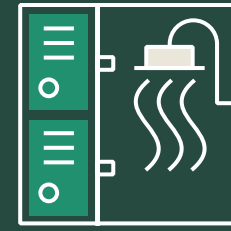
THE SPACE

West Suite

Higher level specification



BUILDING TELECOM PROVIDERS



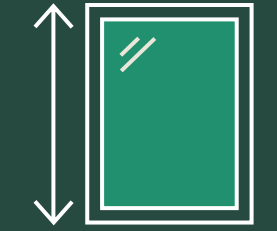
Showers & lockers



Bicycle storage



4 pipe fan coil air conditioning



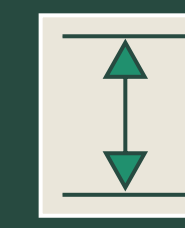
Floor-to-ceiling glazing



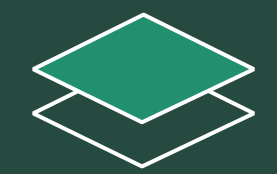
8 x 26 person passenger lifts



24hr access & security



2.7m floor-to-ceiling height



Raised floors overall



Semi-exposed raft ceiling



1.5m planning grid



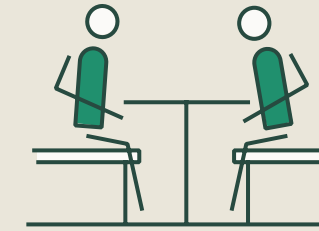
1 x goods lift



EPC B(43) rating



Fitted kitchen & breakout areas



64 workstations & 3 meeting rooms

Bright and open plan spaces

The light-filled space in the East Suite is perfect for collaboration.

With workstations in situ, and ample areas to take a break or catch-up – the space is ready for immediate occupation.



View from the West Suite



THE LOCATION



1



2

Take your pick

5 Aldermanbury Square sits amongst some of the City's finest amenities.

Surrounded by lifestyle, culture and entertainment hotspots – including The Barbican Centre, One New Change, Paternoster Square, and much more.

- 1. GUILDHALL
- 2. ONE NEW CHANGE
- 3. SANDWICH SANDWICH
- 4. THE NED
- 5. BARBIE GREEN



3



4



5

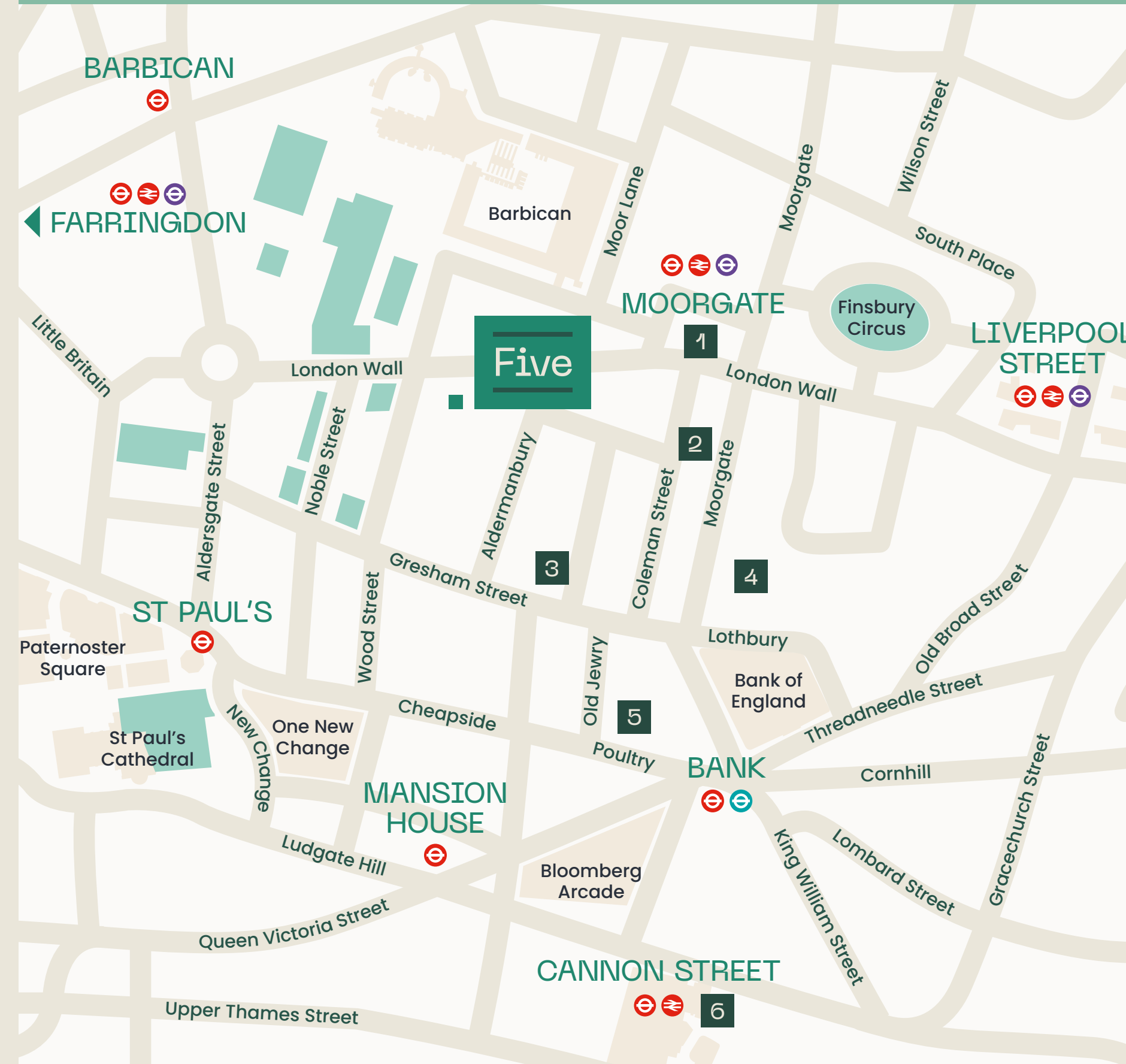
THE LOCATION

Move around with ease

Located on London Wall, the building is just a two minute walk away from Moorgate station.

With access to London underground and National Rail service the station also provides access to the Elizabeth Line – offering reduced travel times across the city and beyond.

St Paul's, Bank and Liverpool Street stations are also all within easy reach.



DEKA BUILDINGS IN THE VICINITY

- | | |
|--------------------------------|-----------------------------------|
| 1. MOOR HOUSE, 120 LONDON WALL | 4. 8-10 MOORGATE |
| 2. 51 MOORGATE | 5. 1 OLD JEWRY |
| 3. 95 GRESHAM STREET | 6. CANNON PLACE, 78 CANNON STREET |

CONNECTIONS

<p>02 MINS</p> <p>Moorgate</p>	<p>04 MINS</p> <p>St Paul's</p>
<p>07 MINS</p> <p>Bank</p>	<p>09 MINS</p> <p>Liverpool Street</p>

Walk times from the building. Source: TfL.



FURTHER INFORMATION

TERMS

New lease direct from the Landlord, Deka.

VIEWINGS

Strictly through the joint letting agents:



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