



200

ALDRSGATE

LONDON EC1

200 ALDRSGATE IS WHERE BRILLIANT PEOPLE AND AMBITIOUS BUSINESSES COME TOGETHER TO DO GREAT THINGS.

Want to work in one of the most exciting and fastest-growing cultural districts in the capital? Newly refurbished and artfully designed Grade A office accommodation and fully fitted 'ready to work' spaces are waiting for you.

Moments away from Farringdon, St Paul's and Barbican Tube stations, there's no better place to be right now.





THE
LOCATION

Artfully designed workspace.

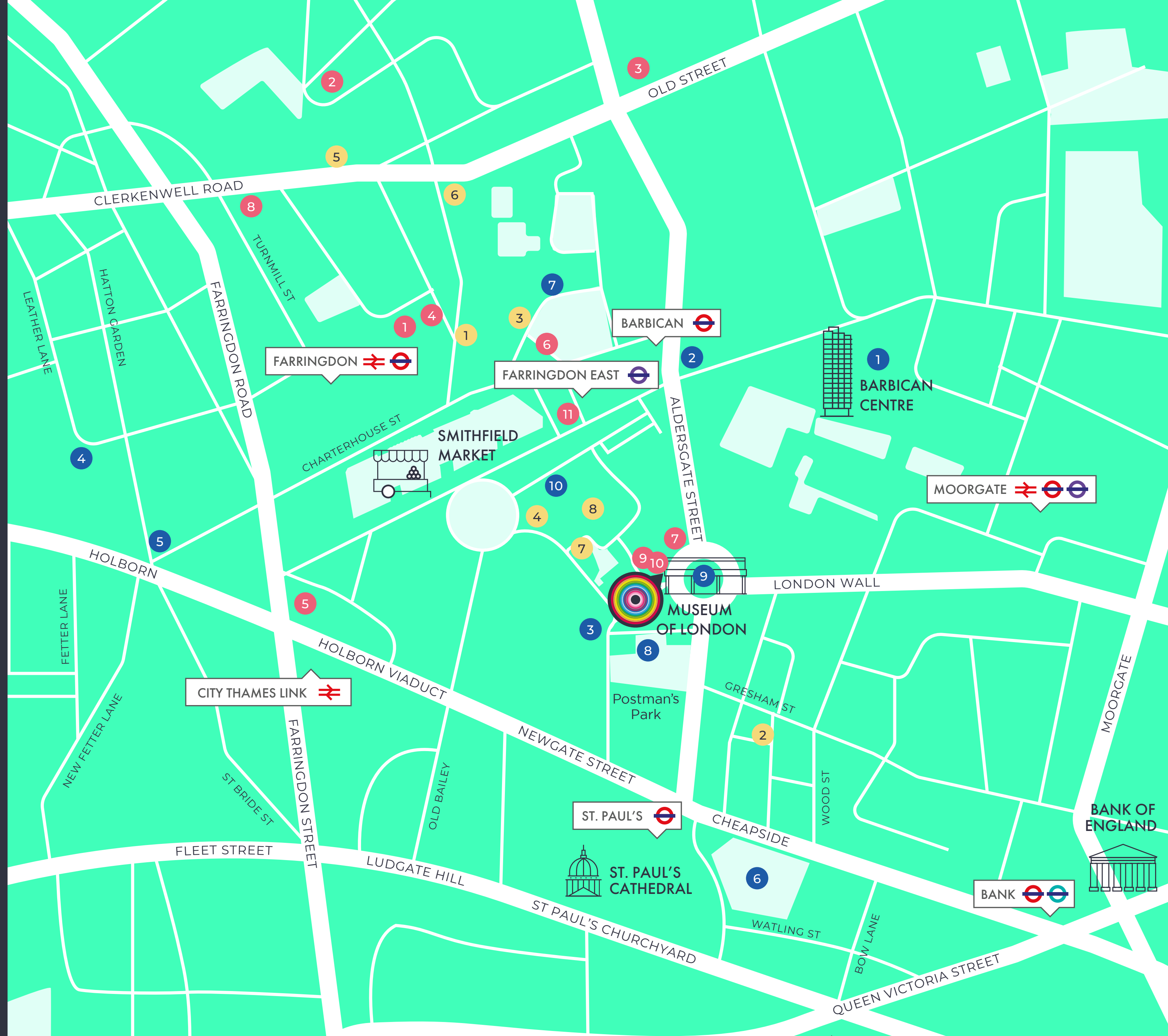
AN EXTRAORDINARY DISTRICT WHERE CULTURE MEETS CREATIVITY AND BUSINESSES THRIVE.

Welcome to the neighbourhood. You are just minutes away from cafés, bars and restaurants, world-famous shopping centres, museums and art galleries.

Your new neighbours are Monzo, Amazon, Deloitte Digital, ITV, Pan Macmillan, Adidas and more.

And you couldn't be any better connected with Underground, Thameslink and Crossrail services a quick walk away.





RESTAURANTS

- 01 St John
- 02 Manicomio
- 03 Café Du Marché
- 04 Club Gascon
- 05 The Zetter Townhouse
- 06 Luca
- 07 Lino
- 08 Stem + Glory

OCCUPIERS

- 01 AKQA
- 02 Deloitte Digital
- 03 AHMM
- 04 Save the Children
- 05 Amazon
- 06 Anomaly
- 07 FTI Consulting
- 08 Publicis Groupe
- 09 Trade Desk
- 10 Chicago Booth
- 11 TikTok

LIFESTYLE

- 01 Barbican Arts Centre
- 02 Nuffield Health
- 03 Pure Gym
- 04 Gymbox
- 05 Bounce
- 06 One New Change
- 07 Charterhouse Square
- 08 Postman's Park
- 09 Museum of London
- 10 St Bartholomew the Great





THE
TRANSPORT

Artfully designed workspace.

SUPER-CONNECTED.

Excellent transport links make it easy to get where you're going.

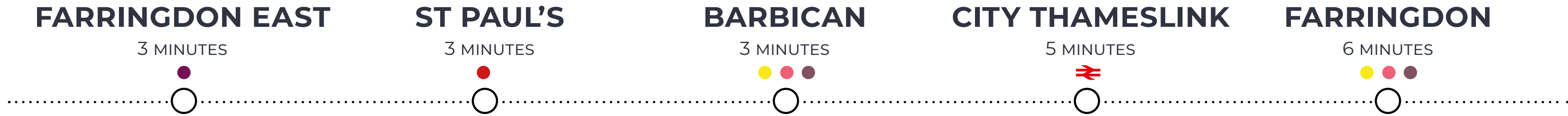
Underground, National Rail, and Thameslink stations are a short walk away. Just hop on the Tube, and you'll be in the West End before you know it. And with the opening of Crossrail, a quarter of the UK's population will be able to reach Farringdon Station in 45 minutes.

It all adds up, making 200 Aldersgate one of the best-connected buildings in London.

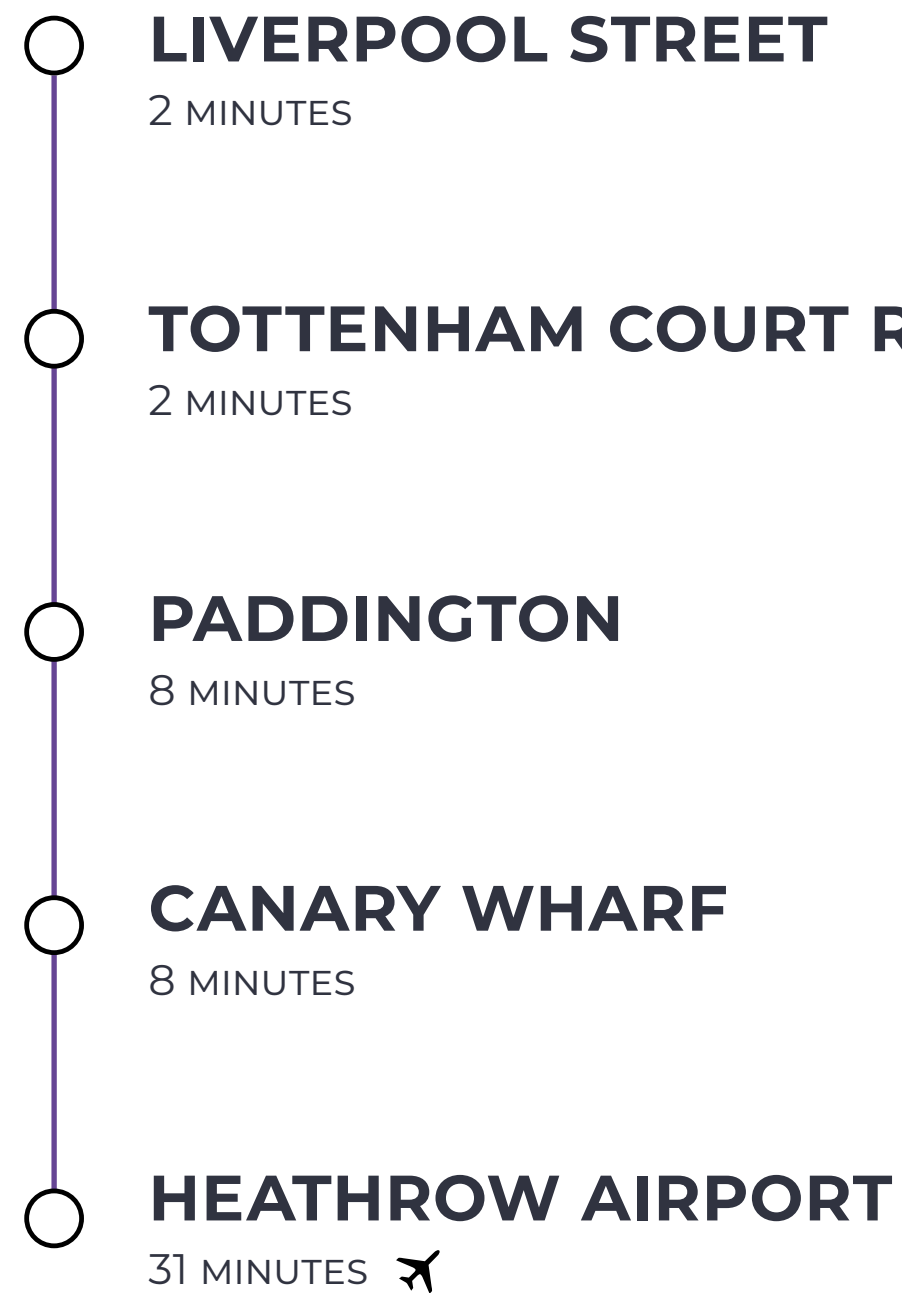




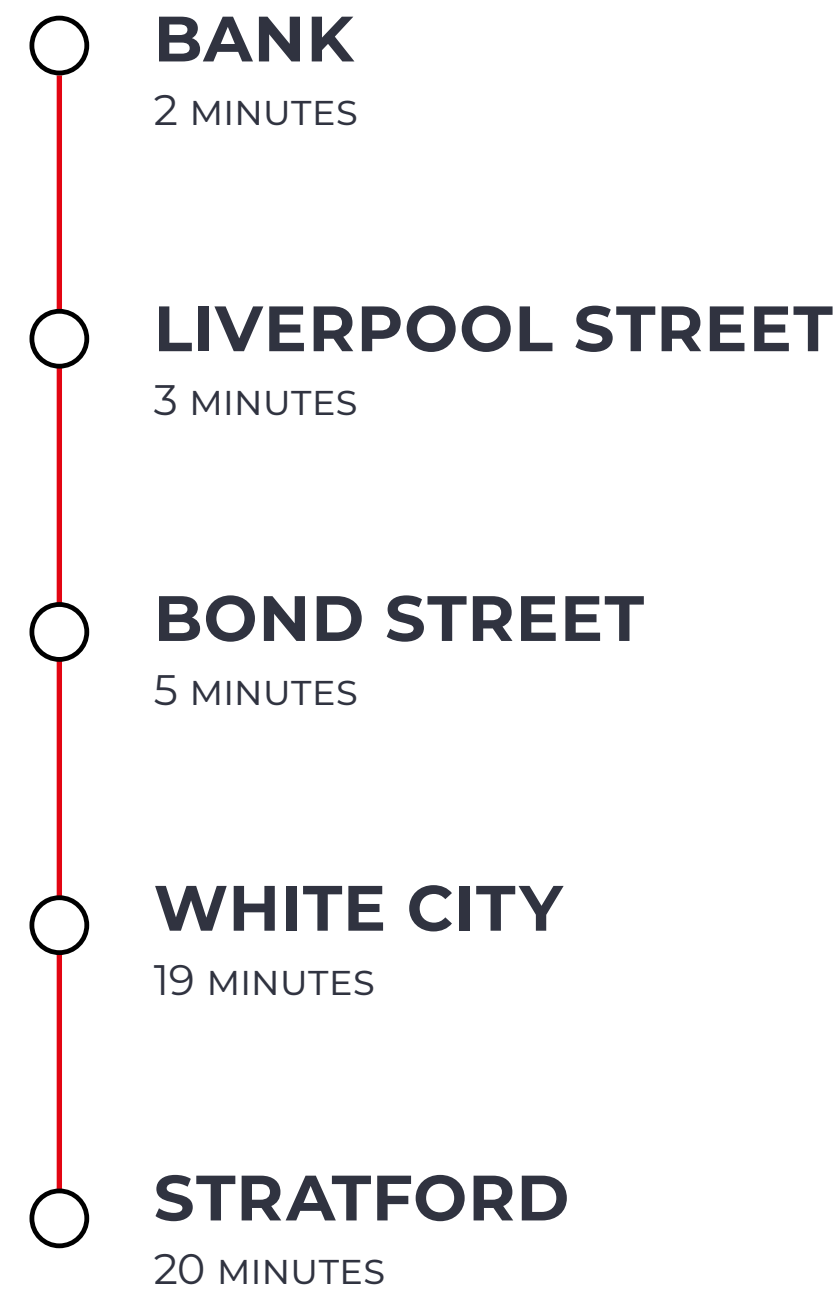
WALKING TIMES



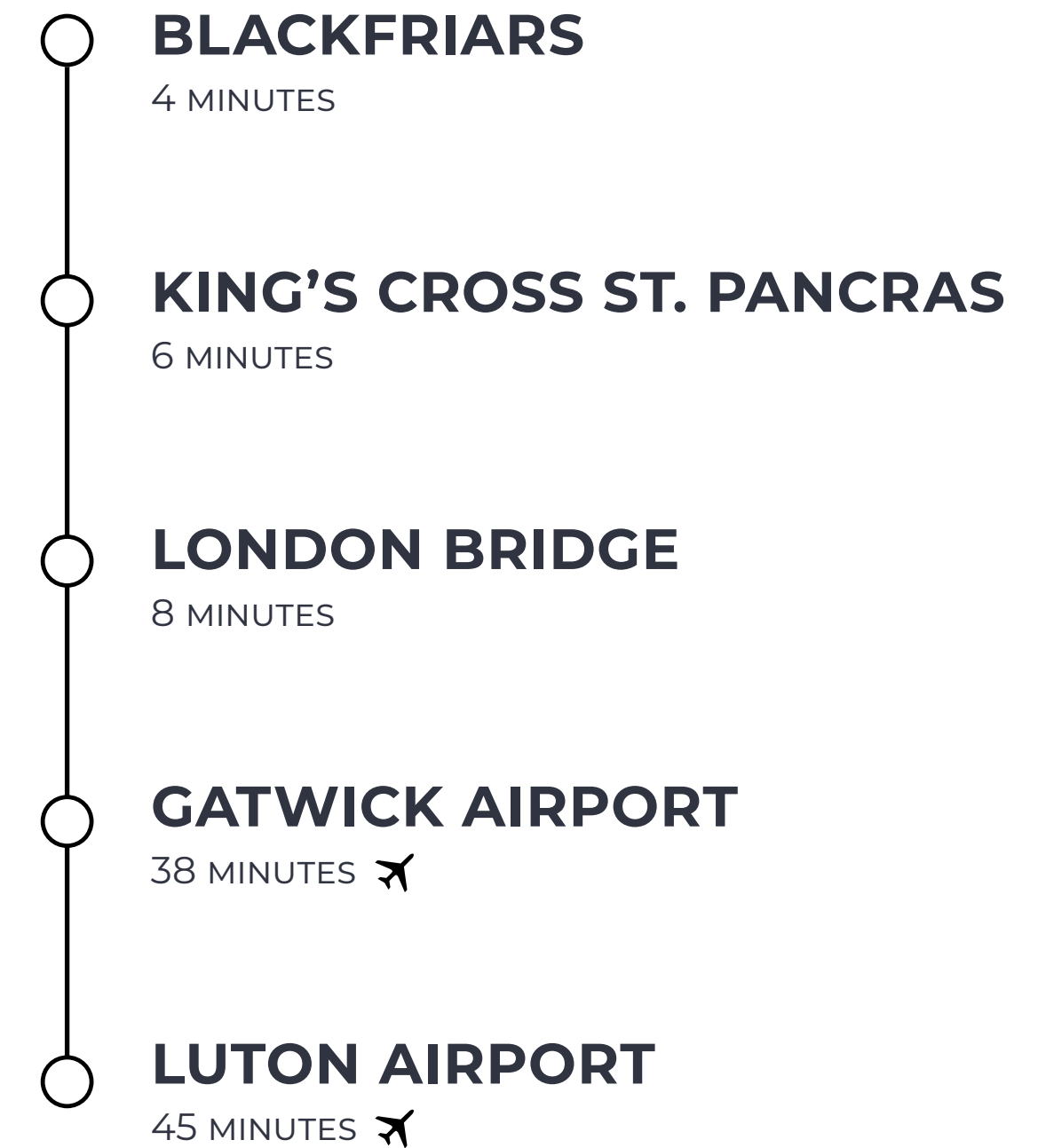
ELIZABETH LINE



CENTRAL LINE



THAMESLINK





THE
BUILDING

Artfully designed workspace.

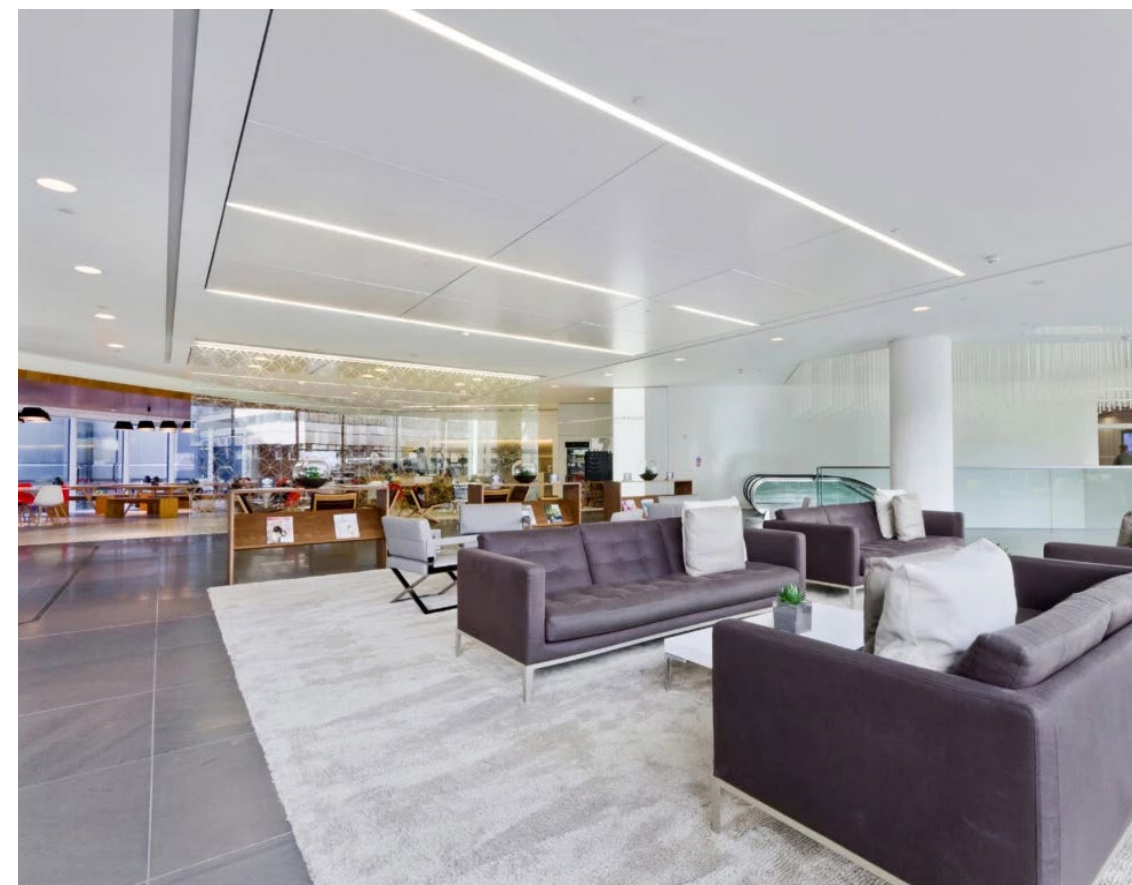
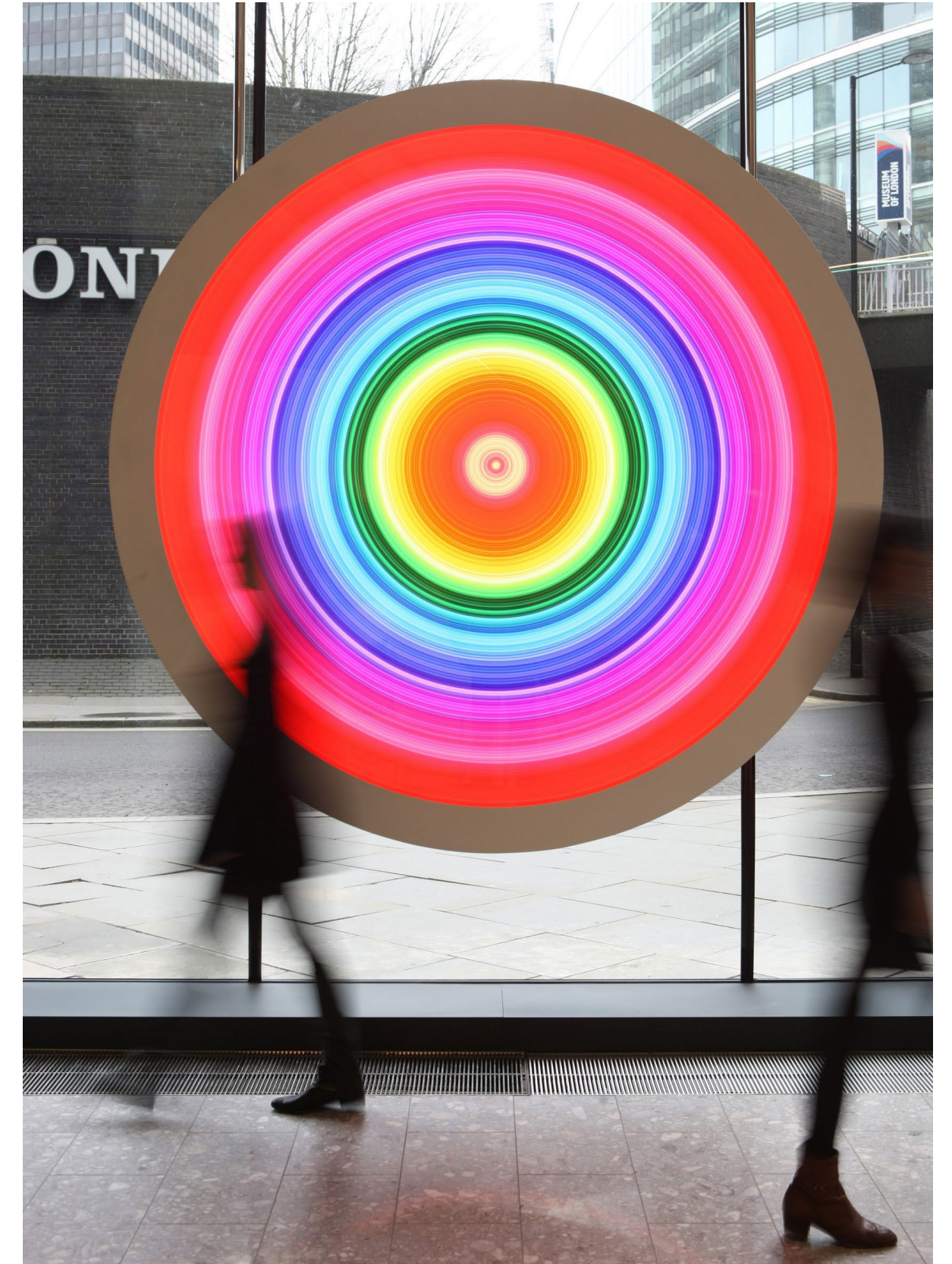
IT'S EVERYTHING YOU COULD WANT FROM A MODERN LANDMARK BUILDING LOOKING OUT OVER THE CITY.

A welcoming reception and comfortable lounge acts as a focal point and destination for tenants and visitors.

The café is the perfect place to catch up over coffee and fuel up on healthy food and snacks. The food is made freshly on site and the café can provide onsite catering within tenants' office space.

And staying active isn't a problem with bike storage, showers and a fully-stacked gym offering spin classes plus the largest pool in the City.





BUILDING AMENITIES

Excellent building amenities to suit all occupiers.



CAFE 200



226 BIKE STORAGE



22 SHOWERS



24/7 MANNED RECEPTION



DDA COMPLIANT



385 LOCKERS



5 CHANGING ROOMS



BASEMENT GYM



BUSINESS LOUNGE



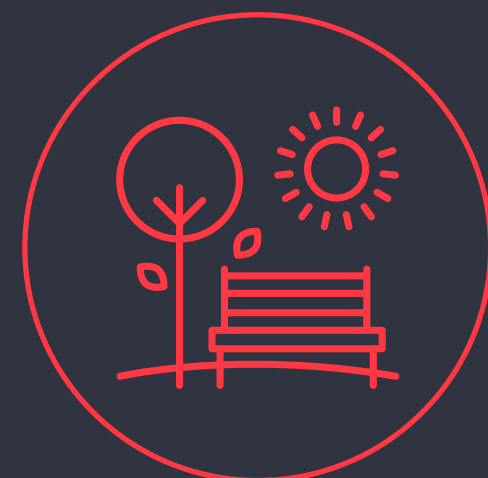
ETC VENUES PROVIDING BOOKABLE MEETING ROOMS AND VENUE HIRE



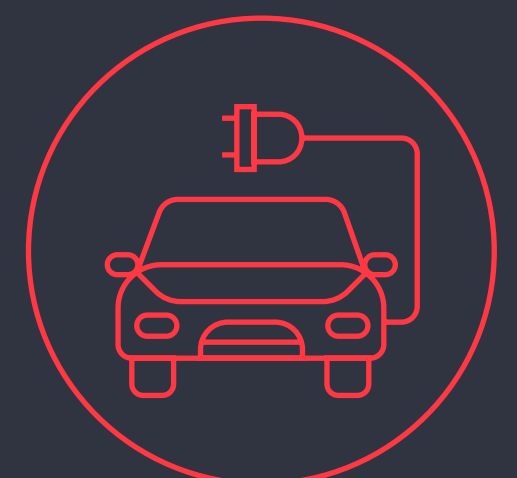
ONSITE AMAZON LOCKERS



TENANT WELLNESS



COMMUNAL COURTYARD



UNDERGROUND PARKING AND ELECTRIC VEHICLE



THE
WORKSPACE

Artfully designed workspace.

NEWLY REFURBISHED WORKSPACE FOR BUSINESSES LOOKING TO MAKE AN IMPRESSION.

We've carefully considered every element so you and your team can focus, find balance and do your best work.

Let the light in

Soothing spaces filled with natural light inspire creativity and productivity.

Cool and calm

A mix of soft, muted tones, textures, plants and thoughtful accessories create a relaxed vibe.

Work your way

Collaborate in meeting rooms and breakout spaces or find a quiet moment on the terrace.



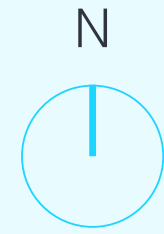
SCHEDULE OF AREAS

12TH FLOOR	9,052 SQ FT	
Terrace 1	1,367 SQ FT	AVAILABLE
Terrace 2	1,518 SQ FT	
<hr/>		
10TH FLOOR	15,044 SQ FT	AVAILABLE
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Terrace 1	1,475 SQ FT	AVAILABLE
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TOTAL	24,096 SQ FT	
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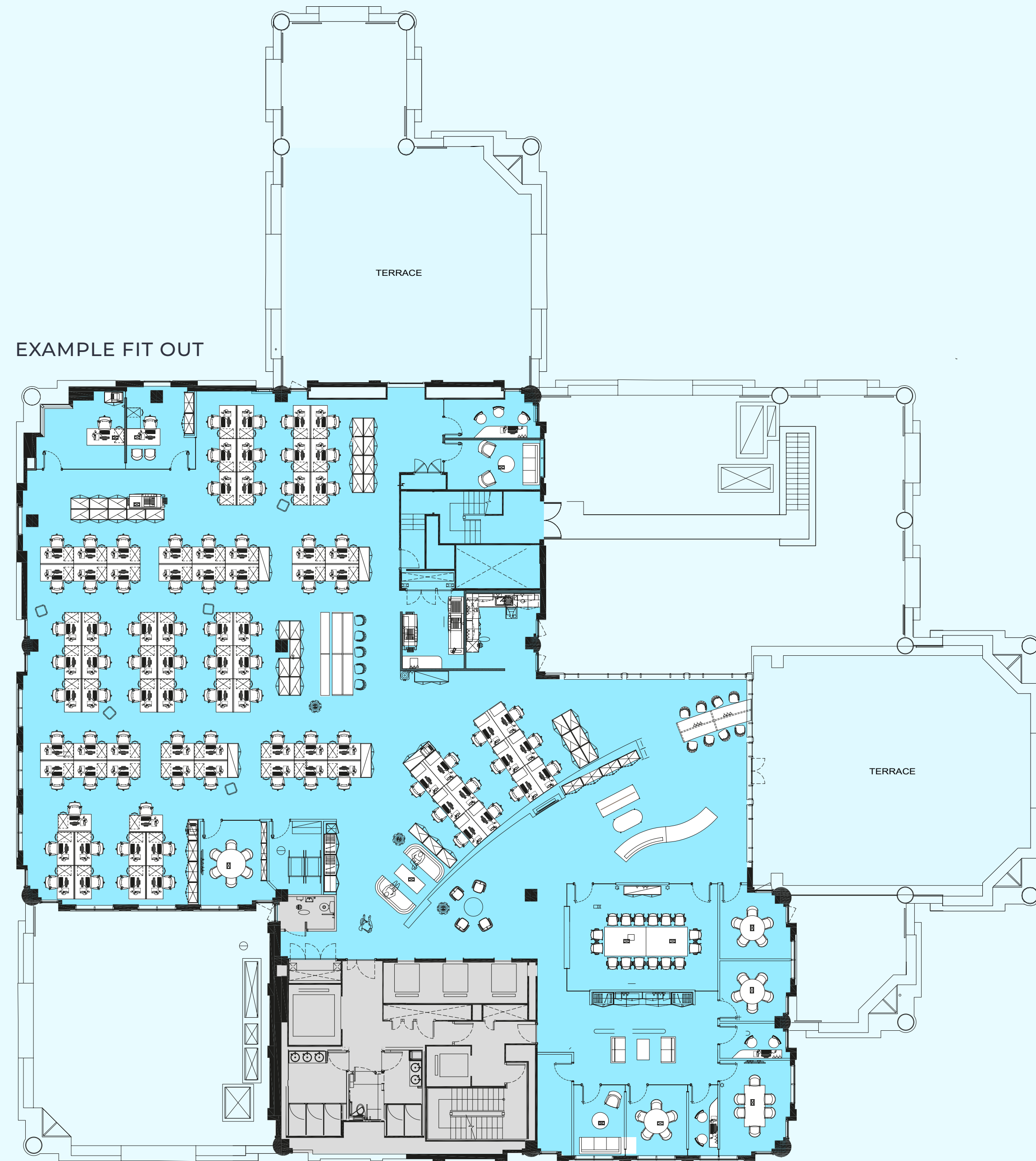
12TH FLOOR

9,052 SQ FT

Full CAT A Refurbishment



EXAMPLE FIT OUT

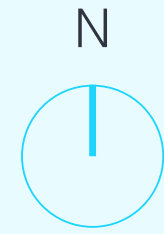


For indicative purposes only, not to scale.

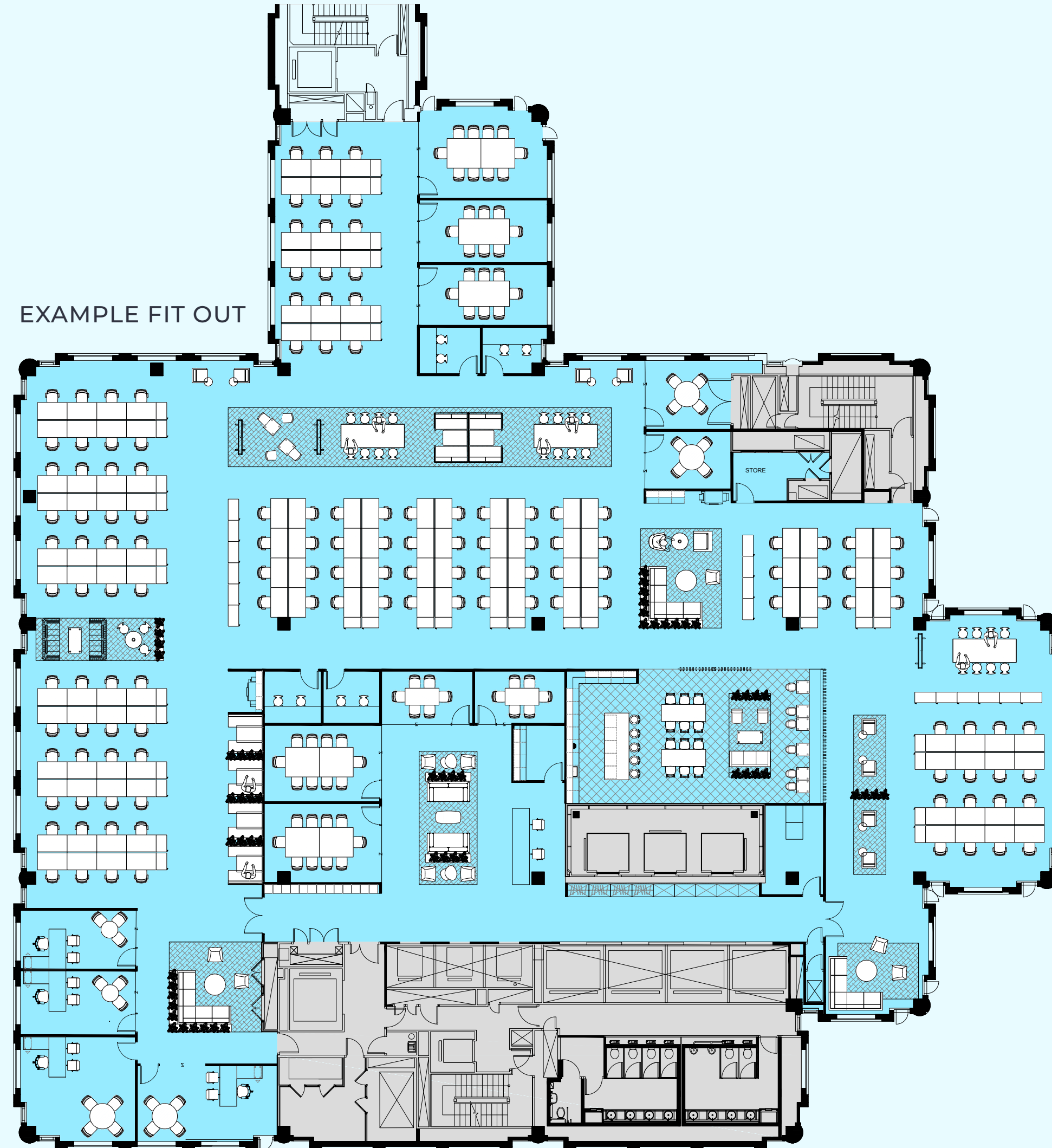
10TH FLOOR

15,044 SQ FT

Full CAT A Refurbishment



EXAMPLE FIT OUT



10TH FLOOR

- 134 Open Plan
- 3 Meet (10)
- 6 Meet (4)
- 1 Huddle Room (8)
- 3 Huddle Room (4)
- 5 Phone Booths
- 2 Print Point
- 1 Comms
- 7 Collaboration Areas
- 1 Tea Point
- 1 Store
- 134 Total Working Positions

For indicative purposes only, not to scale.



Floor 10 - CAT A

SUMMARY SPECIFICATION

The refurbishment has been carefully considered providing the features expected by today's occupiers.



WIRED SCORED
PLATINUM



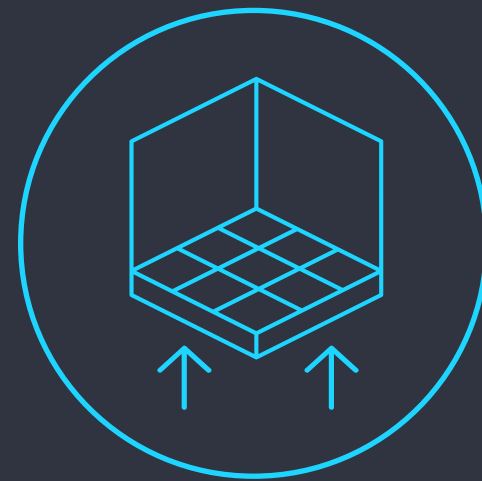
2.75M FLOOR TO
CEILING HEIGHT



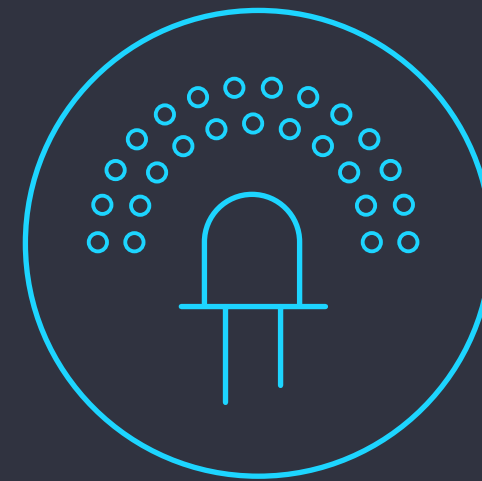
FAN-COIL AIR
CONDITIONING



NEW CEILING



RAISED FLOORS



LED LIGHTING

THE GREENER DETAILS

The building considers the importance of ESG credentials when undertaking any refurbishment. These include the following:



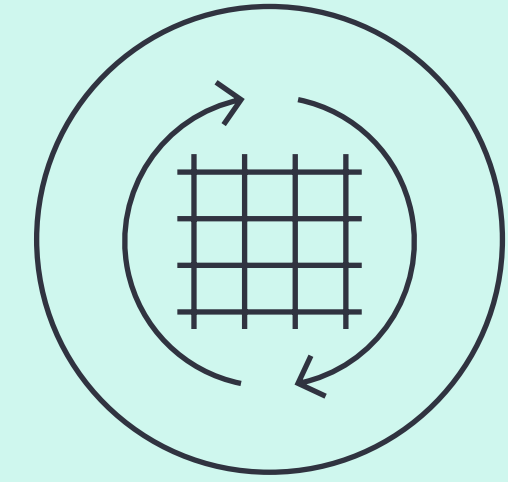
LED lighting across the building



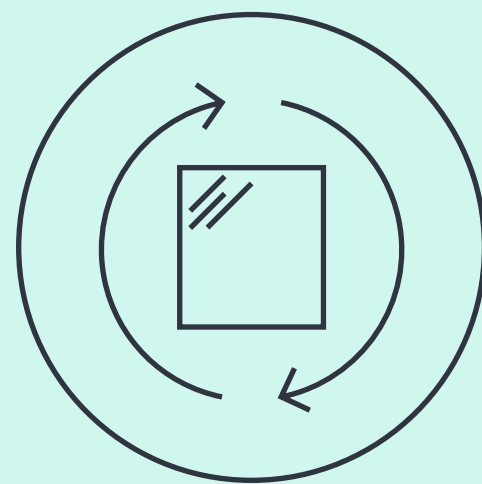
Low VOC emitting paint to reduce carbon emissions and also water based rather than oil



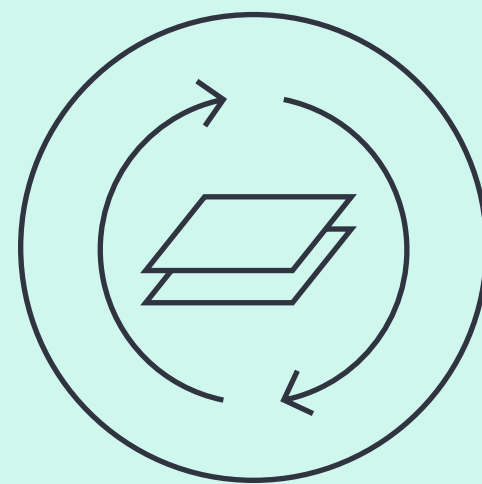
Furniture across the building sourced from nationwide suppliers



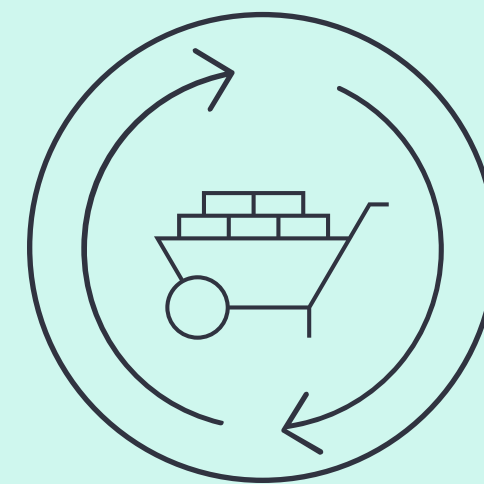
Carbon neutral carpets on the UG, 6th, 7th and 8th floors. 100% used from fishing nets from oceans and recycled products and recyclable



Kitchen countertops on the 6th, 7th and 8th floors made from 85% recycled glass



RAF Floor tiles – refurbished and reused where possible
On the 10th floor and 12th floor this has the same CO2 saving as 8.3 million smartphones being charged



Refurbishment of office floors using reused materials has saved 46,950 kg CO2e, equivalent to 290,000 miles in a car



Green Apple Environment Award – National Silver

FOR FURTHER INFORMATION PLEASE CONTACT:



SHAUN SIMONS

M: +44 (0) 7788 423 131
T: +44 (0)20 7101 2020
ss@compton.london

SARAH HILL

M: +44 (0) 7936 338 774
T: +44 (0)20 7101 2020
sh@compton.london



TOM MEIJER

M: +44 (0) 7540 595 379
T: +44 (0)20 7182 2778
tom.meijer@cbre.com

ALICE ALIAS

M: +44 (0) 7552 882 971
T: +44 (0)20 3257 6125
alice.alias@cbre.com

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