

33 ALDGATE HIGH STREET, EC3

PART 4TH FLOOR

FULLY FITTED -
PLUG & PLAY OFFICE SPACE TO LET
5,091 SQ FT (472 SQ M)



DeVono cresa 

DESCRIPTION

DeVono Cresa, on behalf of Transperfect, are delighted able to offer the part 4th floor which provides 5,091 sq.ft of high quality office space and is available on flexible terms.

The building was renovated in 2007 and now totals over 216,000 sq.ft situated in a prominent location with a wealth of transport links nearby. The 4th floor has been recently refurbished and will also benefit from a brand new full fit out.

Current occupiers now include ISG, LCH Clearnet, Taboola Europe and Transperfect.

The floor shall be fully fitted and provide 88 desks, 4 meeting rooms, various break out areas and kitchenette. The floor also benefits from VRF air-conditioning, 2.9m floor to ceiling height and a 200mm raised floor.

The space is available by way of a flexible sublease of no more than 3 years and additional flexible breaks can be considered.

AMENITIES

- Fully fitted out
- 6 passenger lifts
- 88 desks
- 4 meeting rooms
- Kitchenette
- Fully accessed raised floor
- VRF air-conditioning
- 2.9m floor to ceiling
- Bicycle racks
- Shower facilities
- Car parking

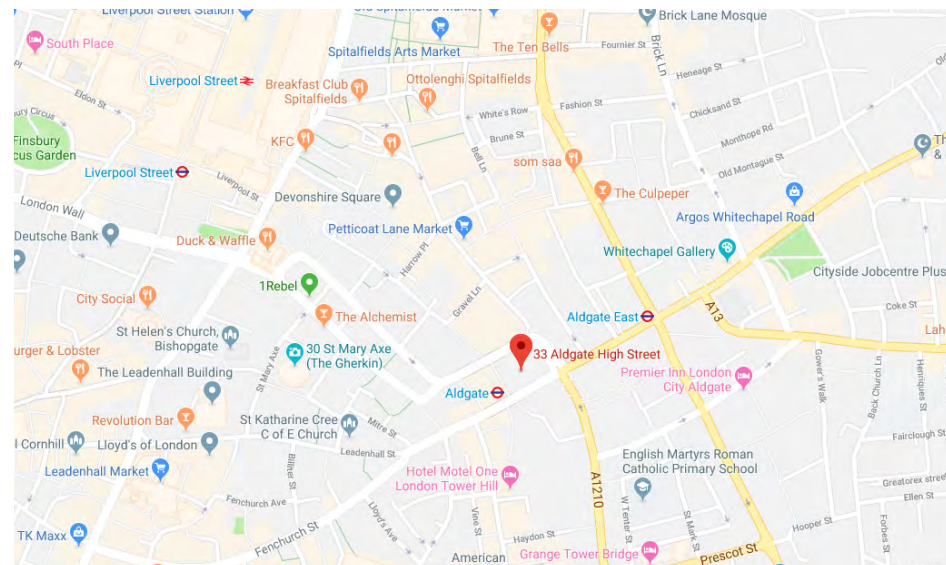
SIZE

Floor	Sq ft	Sq m	Quoting Rent (per sq ft)
Part 4th	5,091	472	£59.50

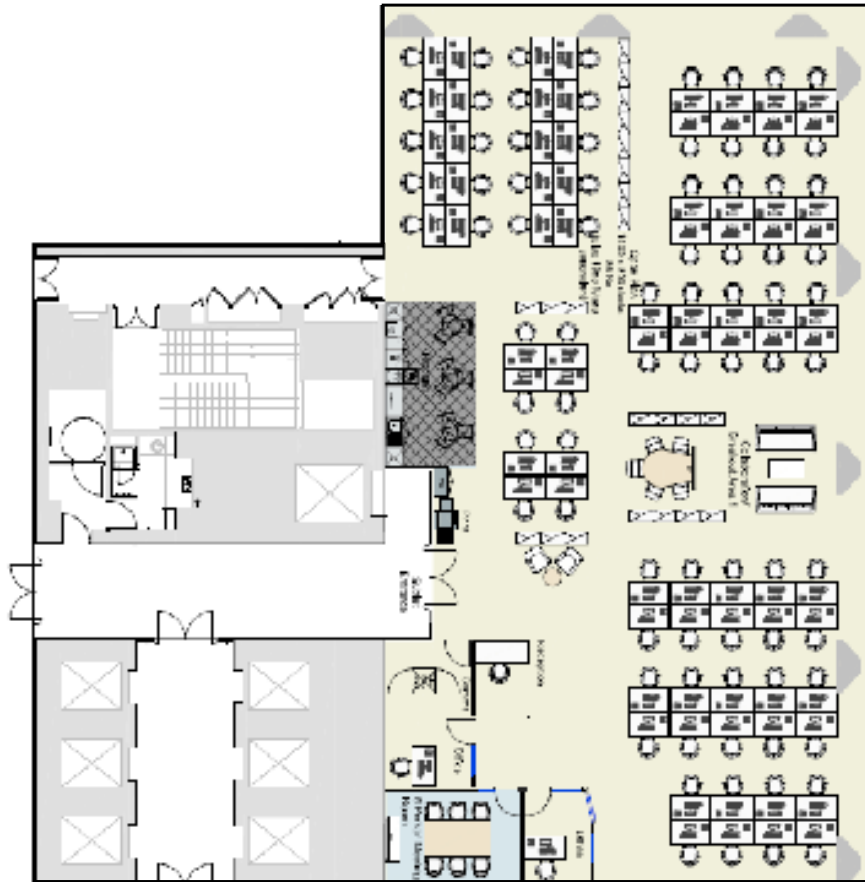
LOCATION

The building is situated on in the heart of one of London’s fastest regenerating submarkets with Aldgate Station (Circle and Metropolitan lines) only moments away.

The property is also served by Aldgate East (District and Hammersmith & City lines), Liverpool Street (Metropolitan, District & Circle, Central lines and National Rail Services), Bank (Central, Northern, Waterloo & City Lines), Tower Hill (District & Circle Lines) and Fenchurch Station (National Rail Services).



5,091 SQ FT
(472 SQ M)



TERMS

Lease: Available by way of a new sublease for a maximum term of 3 years.

Quoting Rent: £59.50 per sq ft + VAT
Rates: £16.50 per sq ft
Service charge: £9.50 per sq ft + VAT

Security of Tenure: Set outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

EPC

Rating: TBC

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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MISREPRESENTATION ACT

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