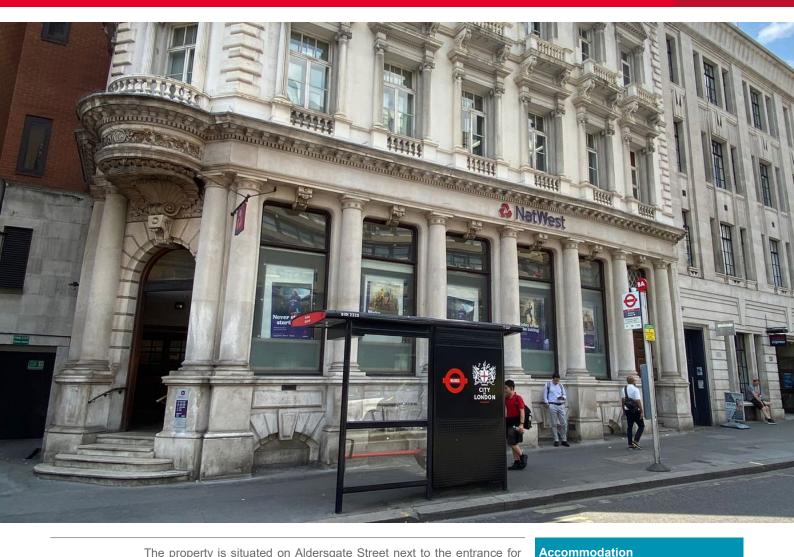


# 134 ALDERSGATE STREET LONDON, EC1



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The property is situated on Aldersgate Street next to the entrance for **Barbican Underground Station** (Circle, Hammersmith & City and Metropolitan) with **Farringdon** and **Moorgate** stations within 0.5 miles. Nearby occupiers include **Tesco**, **Pret a Manger**, **Nuffield** Fitness and Wellbeing Centre, two Italian restaurants, newsagents and a barbers. There are a number of office workers within the immediate vicinity.

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The premises comprises 3,806 sq ft (353.6 sq m) accommodation arranged over the ground and basement floors.

## TERM

Available by way of a sublease (expiry in 2034) to be contracted outside the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

#### **RENT**

On Application

## **LEGAL**

Each party is to cover their own legal costs.

## **EPC**

C(67). Full report available on request.

#### **DUNCAN GILLIARD**

## 07881 501 164

Duncan.Gilliard@cushwake.com

#### **FREDDIE STEEL**

07885 239 688

Freddie.Steel@cushwake.com

## **ROSHNI PATEL**

07741 094 974

Roshni.N.Patel@cushwake.com

#### Floor Sq ft Sq m Ground 2,127 197.6 **Basement** 1,679 156.0 3.806 353.6 Total **Business Rates** Rateable Value (2023) £83.500 Rates Payable (2023/24) £45.090

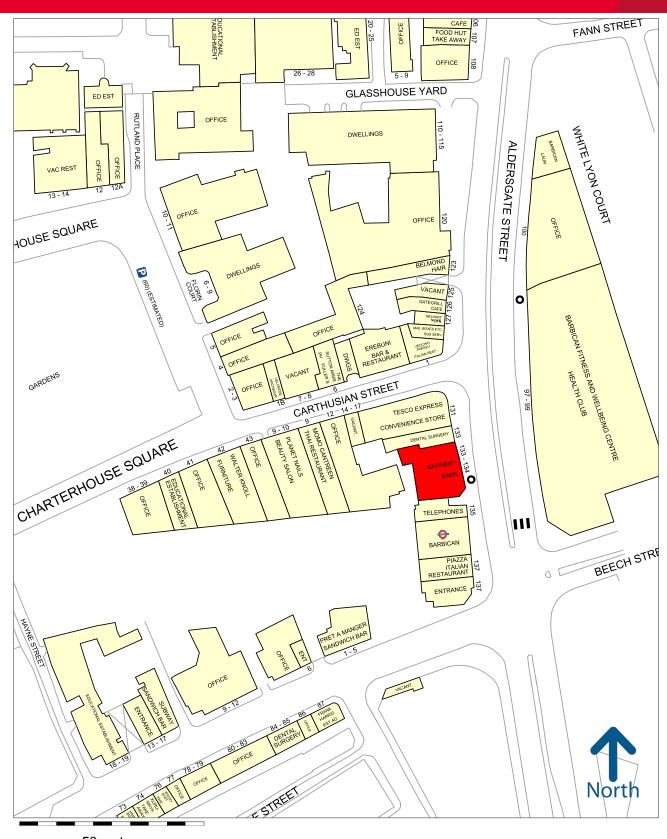
### **CUSHMAN & WAKEFIELD**

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## 134 ALDERSGATE STREET LONDON, EC1



## 50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Publication Date: August 2023 Regulated by the Royal Institution of Chartered Surveyors.

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