

LANDMARK SITE AVAILABLE



134 ALDERSGATE STREET LONDON, EC1



LOCATION

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.

DEMISE

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.

Accommodation

Floor	Sq ft	Sq m
Ground	2,127	197.6
Basement	1,679	156.0
Total	3,806	353.6

Business Rates

Rateable Value (2023)	£83,500
Rates Payable (2023/24)	£45,090

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50 metres

MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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