

## Excellent Value Offices 2 America Square, EC3



### Transport Links

- 0.20 miles from Tower Hill
- 0.20 miles from Aldgate
- 0.60 miles from Liverpool Street
- 0.60 from Monument

### Lease

New leases are available direct from the Landlord.

### Rent

From £42.50 per sq. ft.

### Service Charge

Estimated at £12.55 per sq. ft.

### VAT

The building has been elected for VAT.

### Accommodation

6 <sup>th</sup> Floor	6,228 sq. ft.	579 m <sup>2</sup>
5 <sup>rd</sup> Floor	6,410 sq. ft.	596 m <sup>2</sup>
4 <sup>nd</sup> Floor (West)	3,483 sq. ft.	324 m <sup>2</sup>
3 <sup>rd</sup> Floor	6,429 sq. ft.	597 m <sup>2</sup>
2 <sup>nd</sup> Floor (East)	3,832 sq. ft.	356 m <sup>2</sup>
1 <sup>st</sup> Floor	6,480 sq. ft.	602 m <sup>2</sup>
Ground Floor	2,840 sq. ft.	264 m <sup>2</sup>
<b>Total</b>	<b>35,702 sq. ft.</b>	<b>3,317 m<sup>2</sup></b>

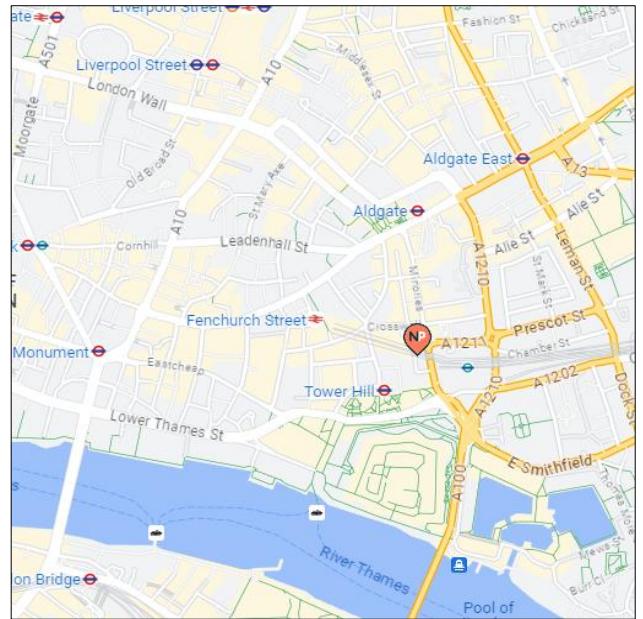
### Rates Payable (2024/25)

Estimated at £15.78 – £17.72 per sq. ft.

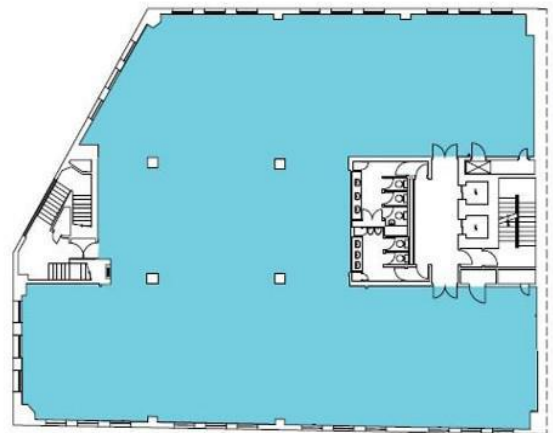
However, all interested parties should make their own enquiries.

## Amenities

- CAT A accommodation
- Air conditioning
- LED lighting
- EPC C on refurbished floors
- Raised floors
- Manned reception
- Showers, bicycle storage and lockers



## Typical Floor Plan



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