

Customised
by Landsec

140 Aldersgate^{EC1A}

3,246 sq ft to 50,361 sq ft
From **£49.50** per sq ft p.a.

Fully fitted, Ready-To-Go

 Landsec



Welcome to 140 Aldersgate, connecting business and culture between Farringdon and Barbican.

On offer are seven floors of premium fitted space in a vibrant City location and transport hub.

The area offers a scintillating selection of contemporary restaurants, independent cafés, museums and cultural landmarks, and with Smithfields and Clerkenwell a short stroll away, you'll be spoilt for lunchtime eateries and after work entertainment.

With Landsec's Customised Ready-To-Go spaces you can get a head start and move in straight away. What's more, you can rest assured that your new simplified lease will be secure, in a Landsec-owned and managed building.

140 Aldersgate benefits from:

- BREEAM 'Excellent' rating
- Cycle racks
- Showers
- 24/7 security
- Air conditioning
- Ground floor, staffed reception
- Easy access to mainline and underground connections
- Wide range of amenities.

Lease Term

Until February 2027.

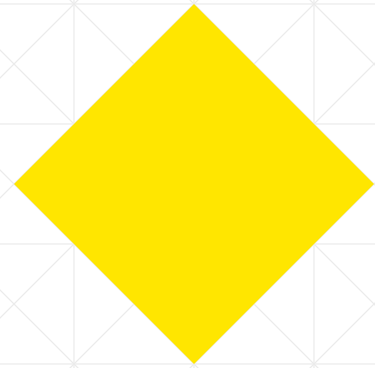


Customised interiors are configured by experts in office design, with carefully arranged focus areas, collaborative, and social break-out spaces.



Desk areas and meeting rooms will be arranged to support engagement and interaction, and positioned close to natural daylight.





Carefully curated artwork, plants and natural materials create a homely feel for an inspiring workspace - all available from our trusted service partners.



140 Aldersgate Customised Ready-To-Go

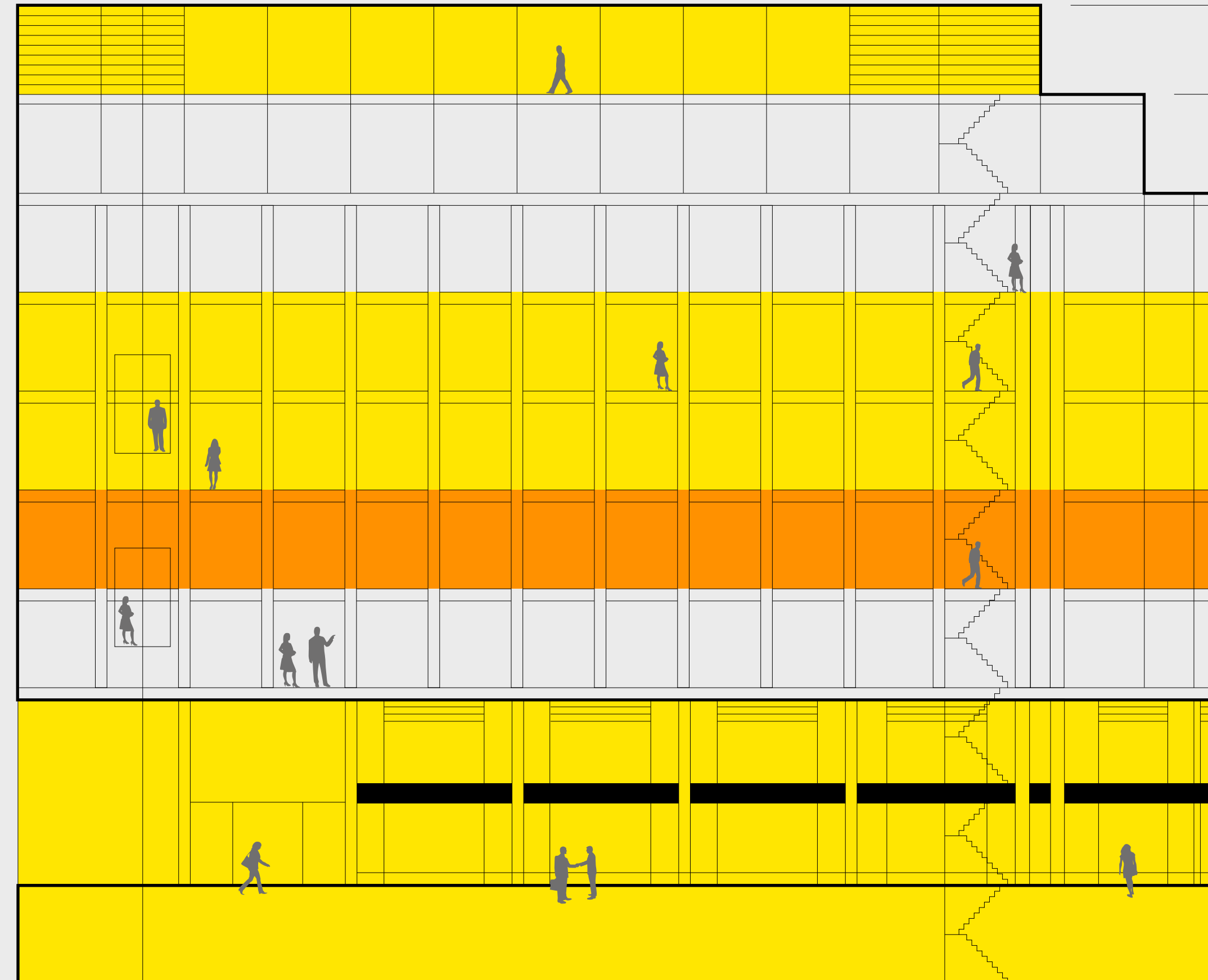
140 Aldersgate offers five floors of premium fitted space. Each available floor is designed to accommodate a large amount of workstations, convenient agile work points, a variety of meeting rooms, focus booths for independent working, spacious lounge reception areas, and a kitchen area fitted with all the necessities.

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Available floorplates 3,246 – 10,970 sq ft

Key:

- Available now
- Available Q2 2024



Eighth	3,246 sq ft
Seventh	Occupied
Sixth	Occupied
Fifth	10,719 sq ft
Fourth	10,727 sq ft
Third Available Q2 2024	10,638 sq ft
Second	Occupied
First	10,970 sq ft
Ground	4,081 sq ft
Lower Ground	4,061 sq ft

140 Aldersgate Customised Ready-To-Go

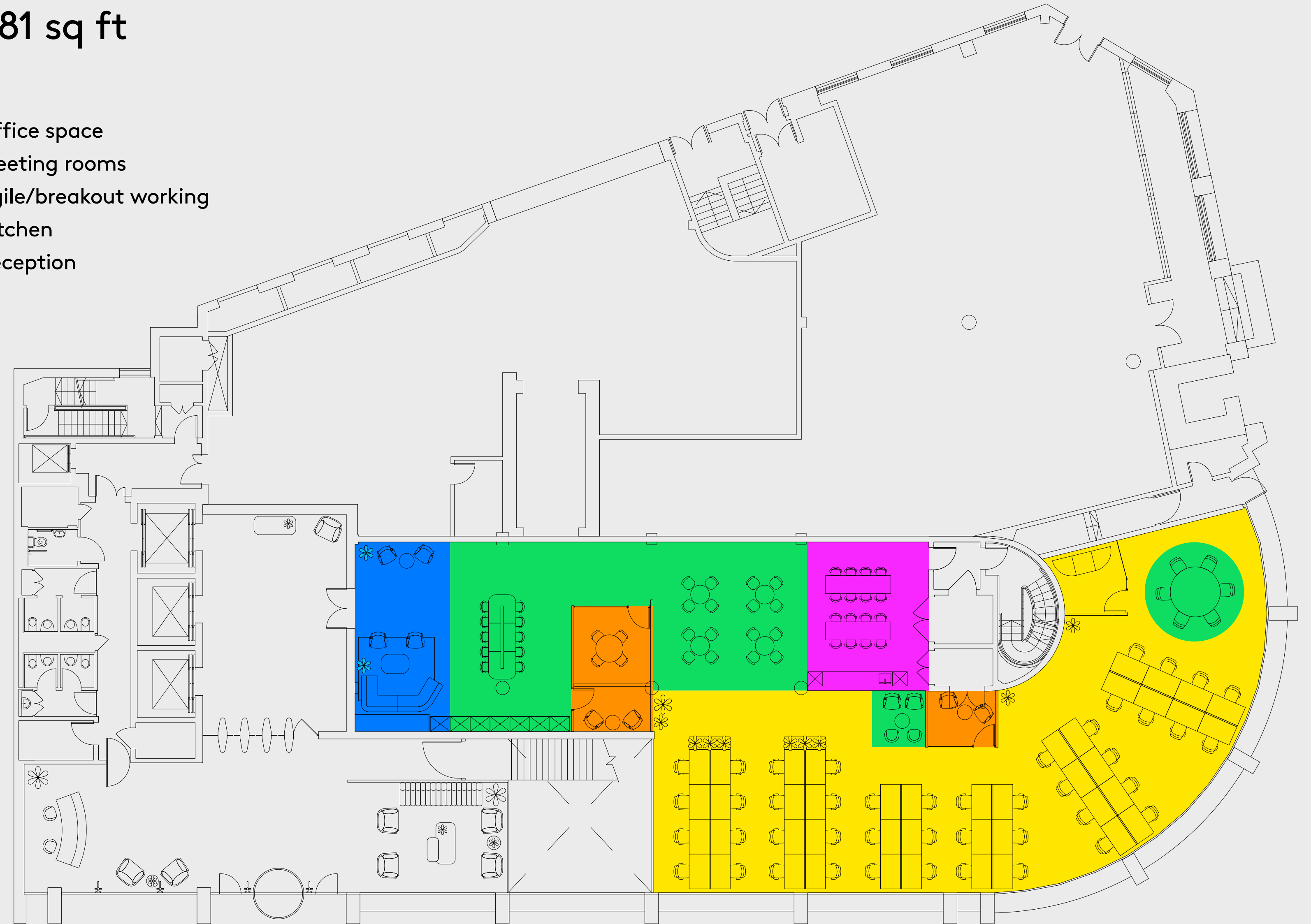
High quality Customised office space
designed to accommodate:

- 44 workstations
- 24 agile work points
- 1 x 4 person meeting room
- 2 x 2 person focus booth
- Lounge reception area
- Kitchen area with fridge, microwaves,
dishwasher and seating.

Ground floor layout 4,081 sq ft

Key:

- Office space
- Meeting rooms
- Agile/breakout working
- Kitchen
- Reception



140 Aldersgate Customised Ready-To-Go

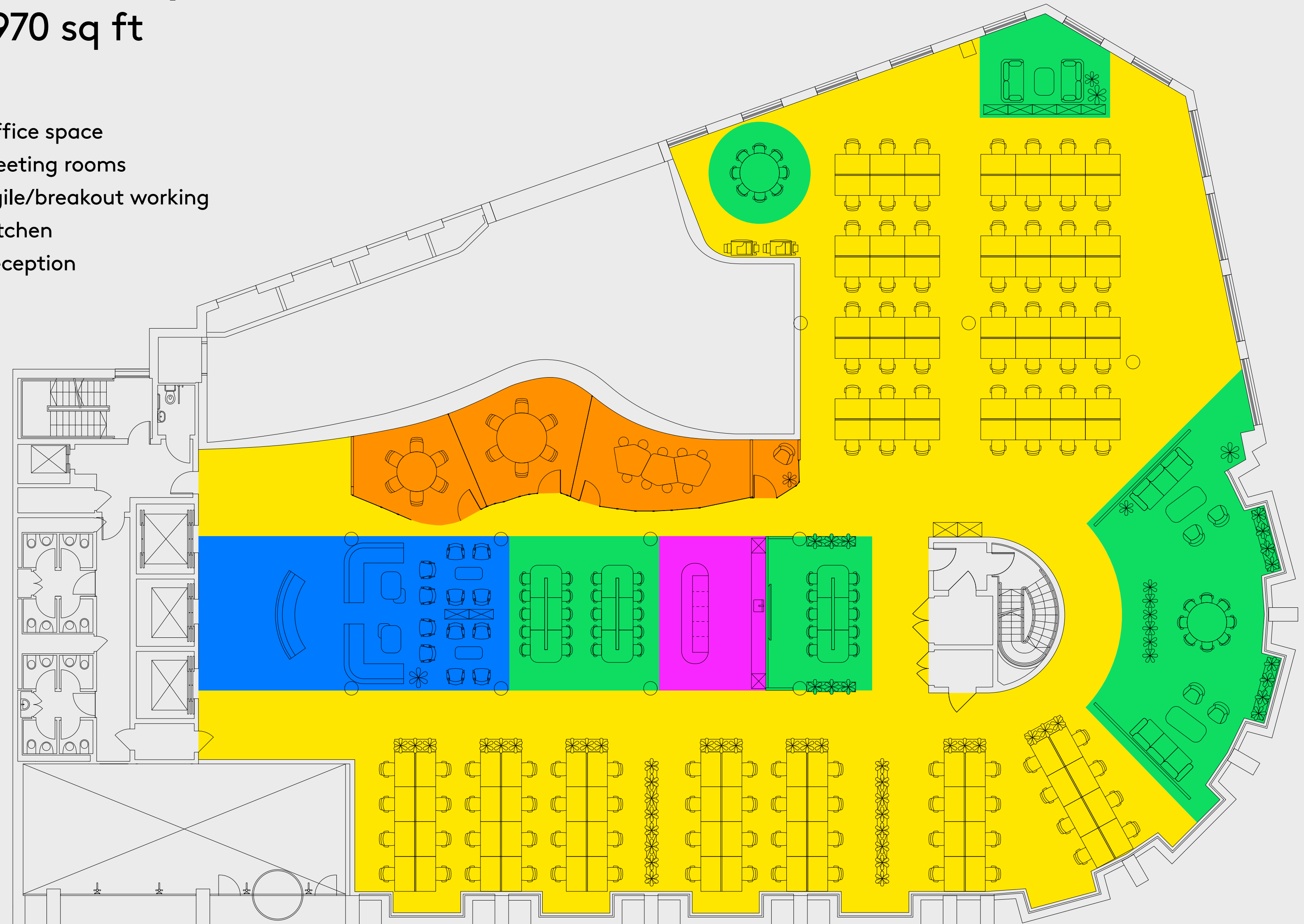
High quality Customised office space
designed to accommodate:

- 112 workstations
- 50 agile work points
- 1 x 9 person meeting room
- 2 x 6 person meeting room
- 1 x focus booth
- Lounge reception area
- Kitchen area with fridge, microwaves,
dishwasher and seating.

First floor layout 10,970 sq ft

Key:

- Office space
- Meeting rooms
- Agile/breakout working
- Kitchen
- Reception



140 Aldersgate Customised Ready-To-Go

High quality Customised office space
designed to accommodate:

Day one layout

- 80 workstations
- 29 agile work points
- 1 x 14 person meeting room
- 2 x 10 person meeting rooms
- 1 x 8 person meeting room
- 1 x 4 person meeting room
- 2 x 2 person video conferencing rooms

Maximum capacity layout

- 112 workstations
- As per day one layout

Both include

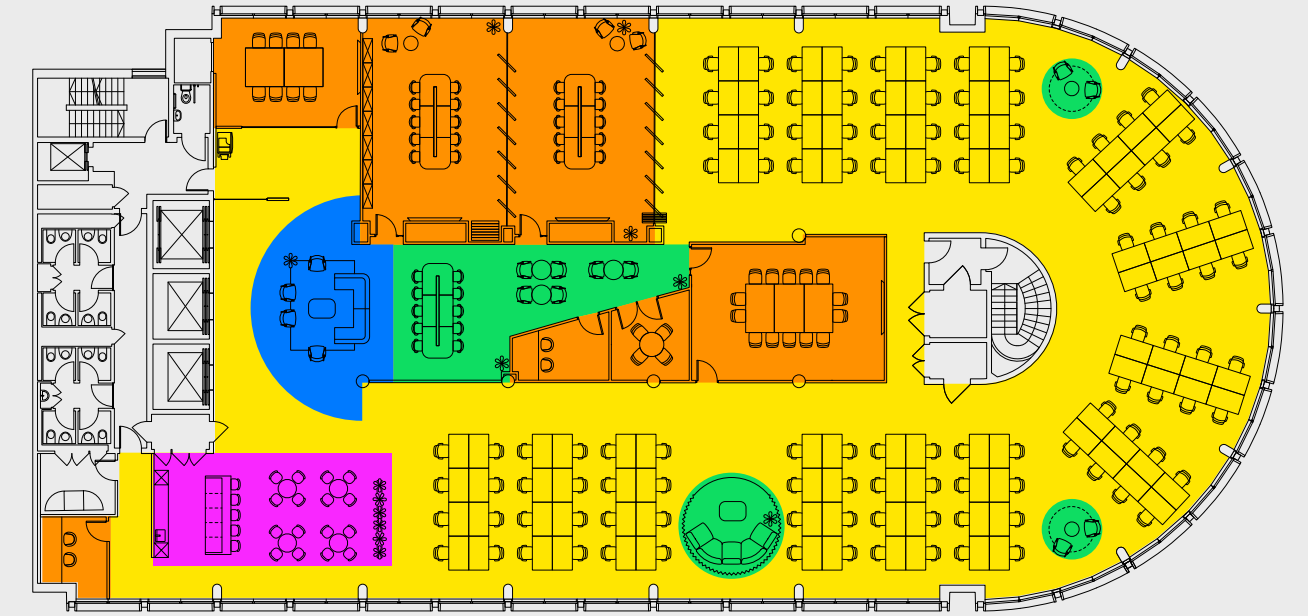
- Lounge reception area
- Kitchen area with fridge, microwaves,
dishwasher and seating.

Fourth floor layout 10,727 sq ft

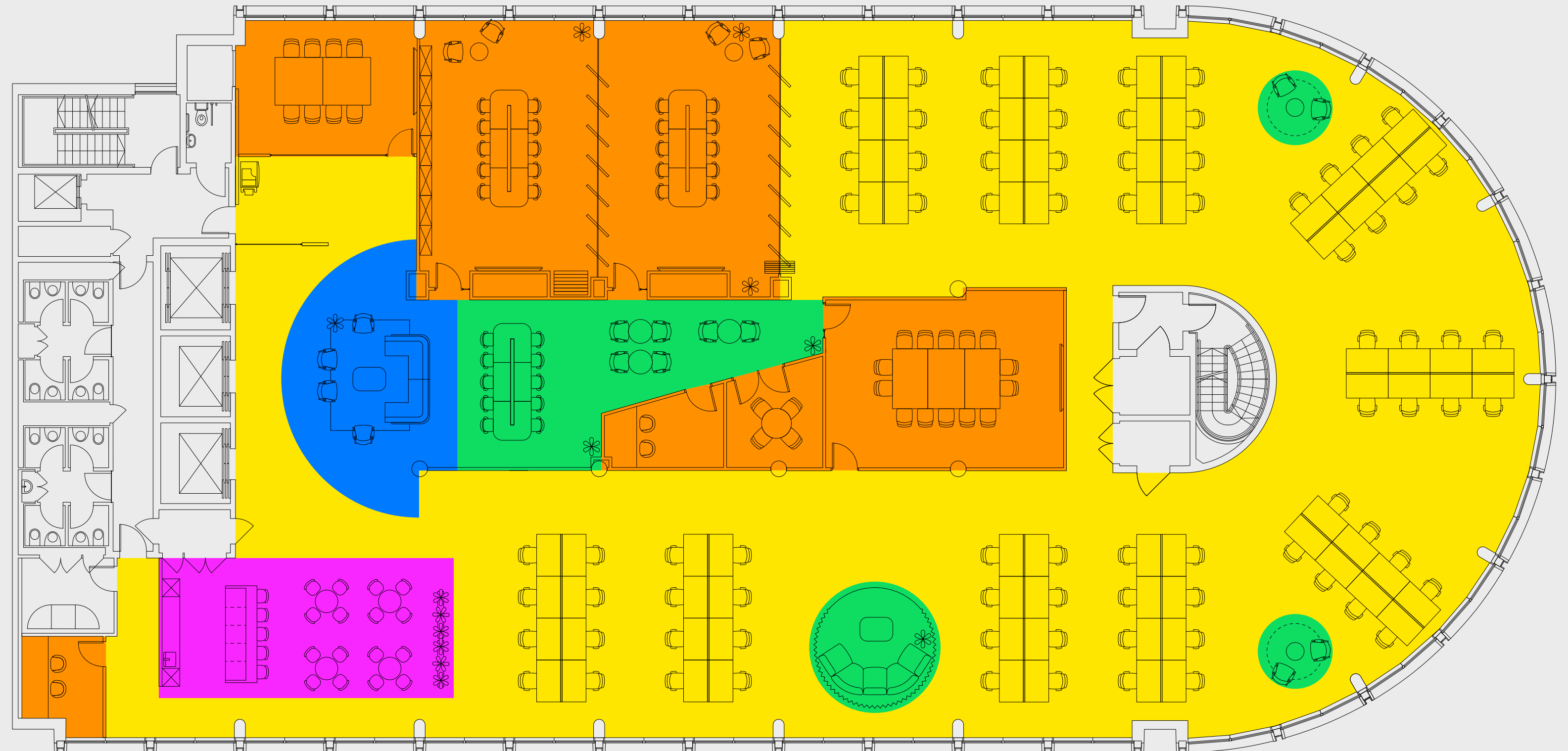
Key:

- Office space
- Meeting rooms
- Agile/breakout working
- Kitchen
- Reception

Maximum capacity layout



Day one layout



140 Aldersgate Customised Ready-To-Go

High quality Customised office space
designed to accommodate:

Day one layout

- 88 workstations
- 44 agile work points
- 1 x 14 person meeting room
- 2 x 4 person meeting rooms
- 2 x 4 person video conferencing rooms
- 2 x 2 person focus booths / quiet rooms

Maximum capacity layout

- 112 workstations
- As per day one layout

Both include

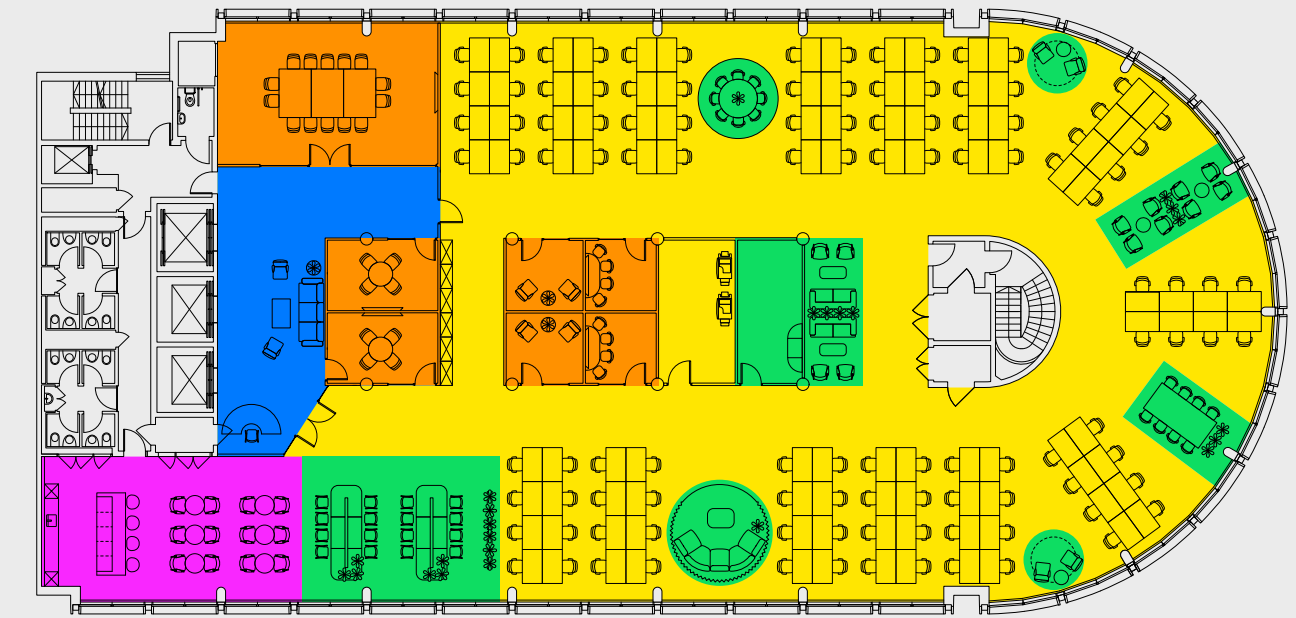
- Lounge reception area
- Kitchen area with fridge, microwaves,
dishwasher and seating.

Fifth floor layout 10,719 sq ft

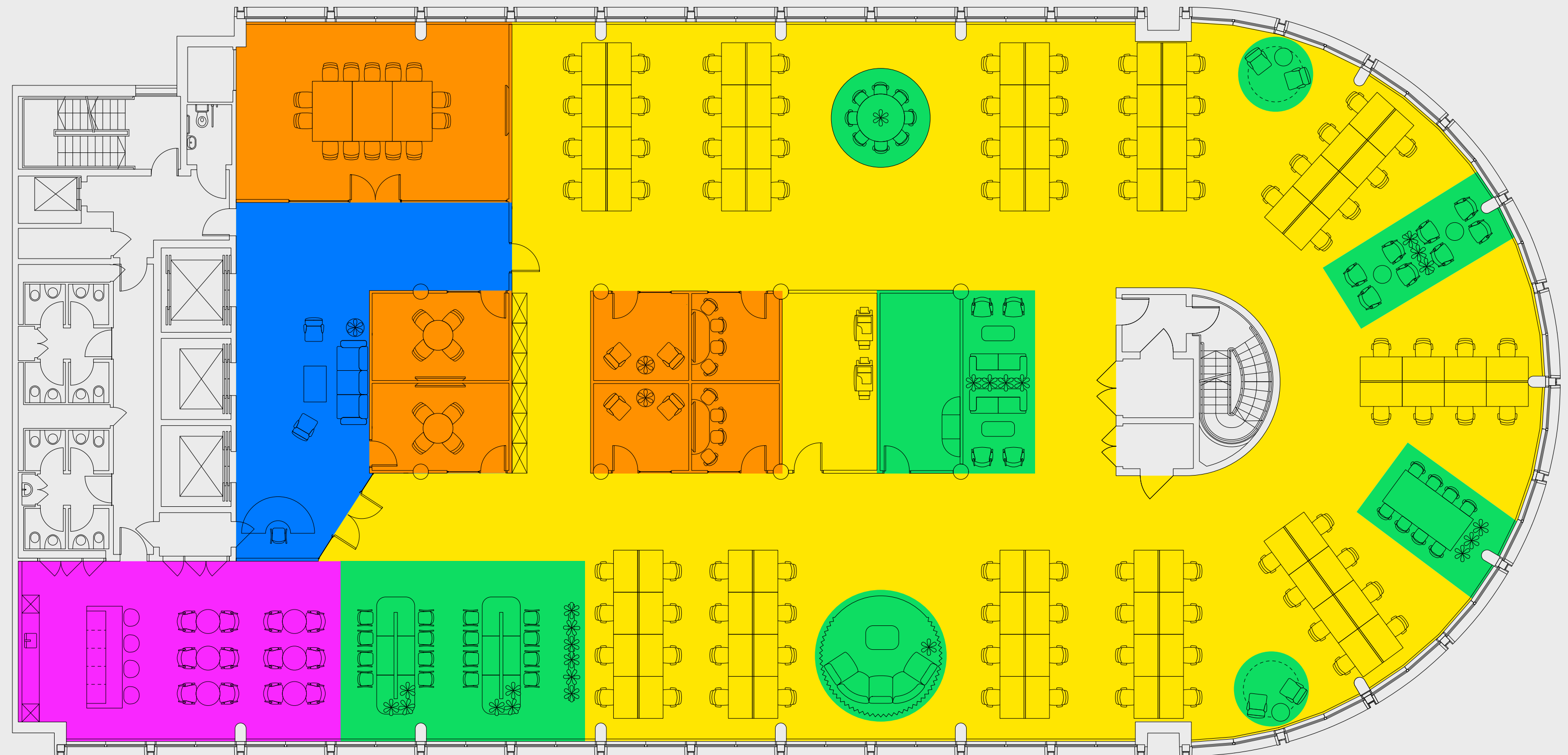
Key:

- Office space
- Meeting rooms
- Agile/breakout working
- Kitchen
- Reception

Maximum capacity layout



Day one layout



140 Aldersgate Customised Ready-To-Go

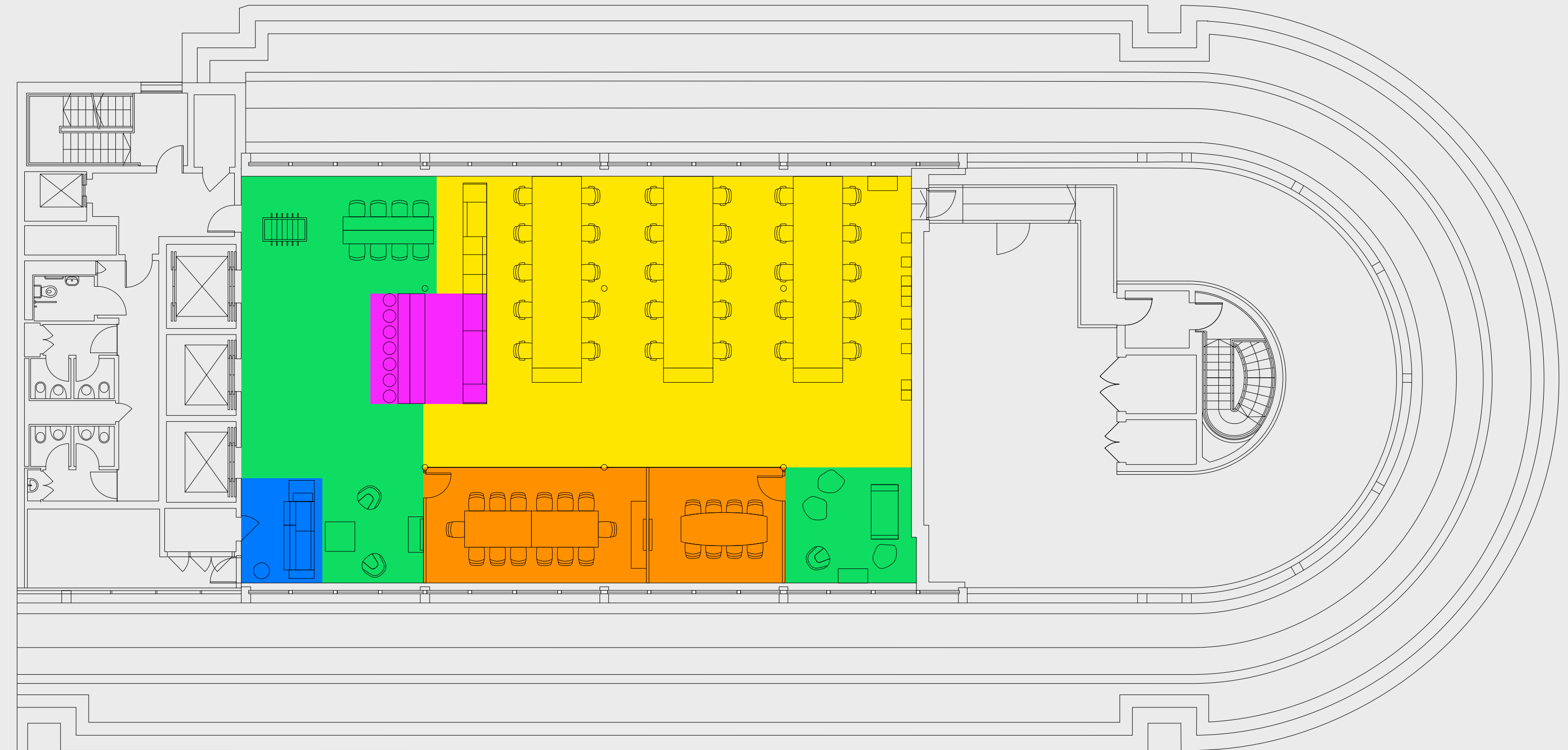
High quality Customised office space
designed to accommodate:

- 30 workstations
- 16 agile work points
- 1 x 14 person meeting room
- 1 x 8 person meeting rooms
- Lounge reception area
- Kitchen with fridge, microwaves,
dishwasher and seating.

Eighth floor layout 3,246 sq ft

Key:

- Office space
- Meeting rooms
- Agile/breakout working
- Kitchen
- Reception



The local area

140 Aldersgate is right next to Barbican Station, and a short walk from the Elizabeth line at Farringdon, offering excellent underground and overground connections across London and beyond.

Farringdon is one of the capital's must-visit destinations, home to a superb selection of restaurants and buzzing bars.

Mode	Minutes
Walking	
—	
Barbican	1
Farringdon	2
St Paul's	6
Moorgate	12
Bank	14
Blackfriars	14
Cycling	
—	
Liverpool Street	6
Kings Cross	12
Waterloo	20
Soho	20
Tube Barbican	
—	
Liverpool Street	3
Kings Cross/St. Pancras	6
Oxford Circus	7
Victoria	26
Elizabeth Line Farringdon	
—	
Liverpool Street	2
Tottenham Court Road	3
Canary Wharf	9
Heathrow Airport	42

Key:

- 140 Aldersgate
- Hotels
- Food and drink
- Leisure and fitness



Kings Cross

Shoreditch

Aldgate

River Thames

10 min walk



Service Partner Referrals

As part of Customised, we offer a selection of optional service partner referrals, including art and internal landscaping. Our partners will work with you directly and to your individual brief, so there's an environment curated for your vision.

A Space for Art

Work closely with A Space for Art to source and curate artwork for your office space.

The spectrum of art that can be sourced spans all mediums, dimensions and budgets; and can be purchased or consigned on a monthly rental basis.

For more information, contact:

Charlie Smedley

E charlie.smedley@aspaceforart.com

T +44 (0)7921 970 542

Exubia

Exubia specialise in internal landscaping and really understand the benefits of biophilia in a work environment.

They will work with you to plan what plants would work best in your office and will advise on planters and maintenance too. The plants can either be purchased, with the option of a monthly maintenance plan, or they can be hired with maintenance included.

For more information, contact:

Megan Bradshaw

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Contacts

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arrange a viewing please contact:

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Jack Beeby

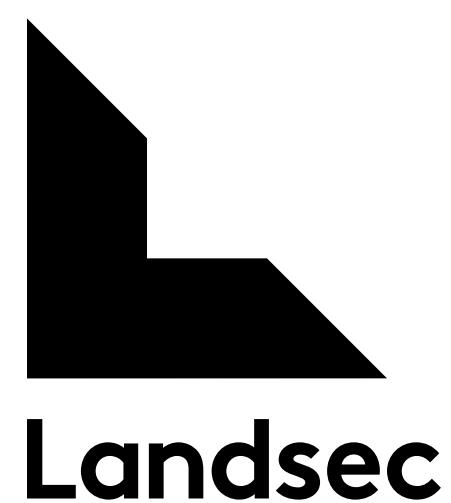
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All CGIs are for indicative purposes only.
Misrepresentation Act 1967: Whilst all the
information in these particulars is believed to be
correct, agent nor client guarantee its accuracy
nor is it intended to form part of any contract.
All areas quoted are approximate. July 2023.

Or for general Landsec Customised
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