

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.

Accommodation

6 th Floor	6,228 sq. ft.	579m ²
5 th Floor (East)	4,053 sq. ft.	377m ²
5 th Floor (West)	2,357 sq. ft.	219m ²
3 rd Floor	6,429 sq. ft.	597m ²
1 st Floor	6,480 sq. ft.	602m ²
Ground Floor	2,840 sq. ft.	263m ²
Total:	28,387 sq. ft.	

Rates Payable (2024/25)

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

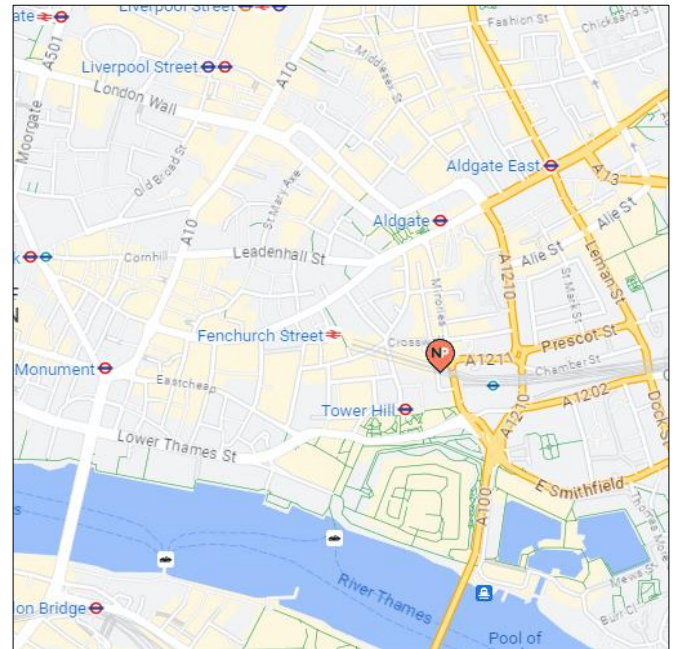
However, all interested parties should make their own enquiries.

VAT

The building has been elected for VAT.

Amenities

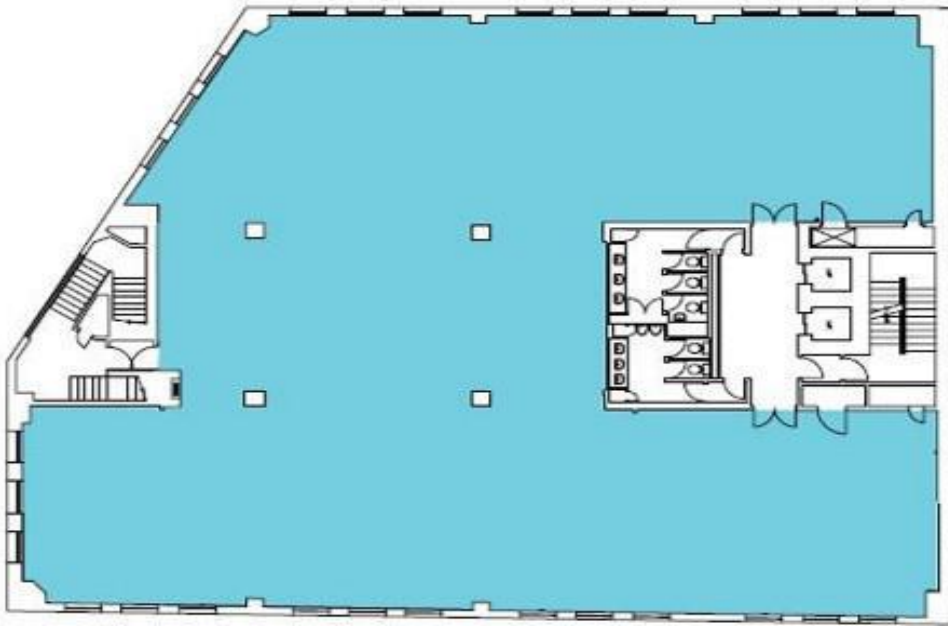
- CAT A accommodation
- Air conditioning
- LED lighting
- EPC C on refurbished floors
- Raised floors
- Manned reception
- Showers, bicycle storage and lockers



CAT A Offices



Typical Floor Plan



Newton Perkins

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