

 **RENT**  
**£42.50 - £46.50**  
(per sq ft pa excl.)

 **SERVICE CHARGE**  
**£10.00**  
(per sq ft pa excl.)

 **RATES PAYABLE**  
**Est. £15.94 - £23.54**  
(per sq ft pa (ye April 2025))

 **EPC RATING**  
**B-E**



**FISHER  
GERMAN**

 **2 America Square**  
London, EC3N 2LU

**TO LET**

Fitted Offices / Plug 'n' Play / Fully Managed Solution / Occupier Flexibility  
2,840 sq ft - 29,464 sq ft | 263 sq m - 2,737 sq m



## Location

The building is situated in prime position straddling the financial City Core and fringe TMT markets. Situated on the East side of America Square, Fenchurch Street, Tower Gateway, Aldgate and Tower Hill stations are all within a stones throw of 2 America Square.



## Description

2 America Square is a modernised office building with a refurbished reception & end of journey facilities. Range of offerings including CAT A, CAT B, turnkey, shell and core and managed solutions.



## Accommodation

The approximate Net Internal Areas comprise:

| Floor                            | Sq ft |
|----------------------------------|-------|
| Sixth Floor (Shell & Core)       | 6,238 |
| Fifth Floor East (Shell & Core)  | 6,400 |
| Fifth Floor West (Fitted Out)    | 3,483 |
| Third Floor (New CAT A)          | 6,429 |
| Second Floor East (Shell & Core) | 3,832 |
| First Floor (NEW CAT A)          | 6,480 |
| Ground Floor (CAT A)             | 2,840 |



## Amenities



Air Con



Reception



Lifts



Meeting Rooms



Bike Racks & Showers



Raised Floor





## Further information

### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement. Managed solutions are also available for a licence by arrangement.

### Guiding Rent

From £42.50 per sq ft pa excl.

### Business Rates

Estimated at £15.94 - £23.54 per sq ft pa for the rating year April 2024 to April 2025. Parties are advised to make their own enquiries with the rating authority.

### Service Charge

The current on account budget is £10.00 per sq ft pa excl.

### Legal Costs

Each party to be responsible for their own legal costs.

### EPC

The EPC rating is B-E

### VAT

The property is elected for VAT which is therefore payable on rent and service charge.

### Viewings

Strictly by arrangement through sole agents Fisher German LLP.



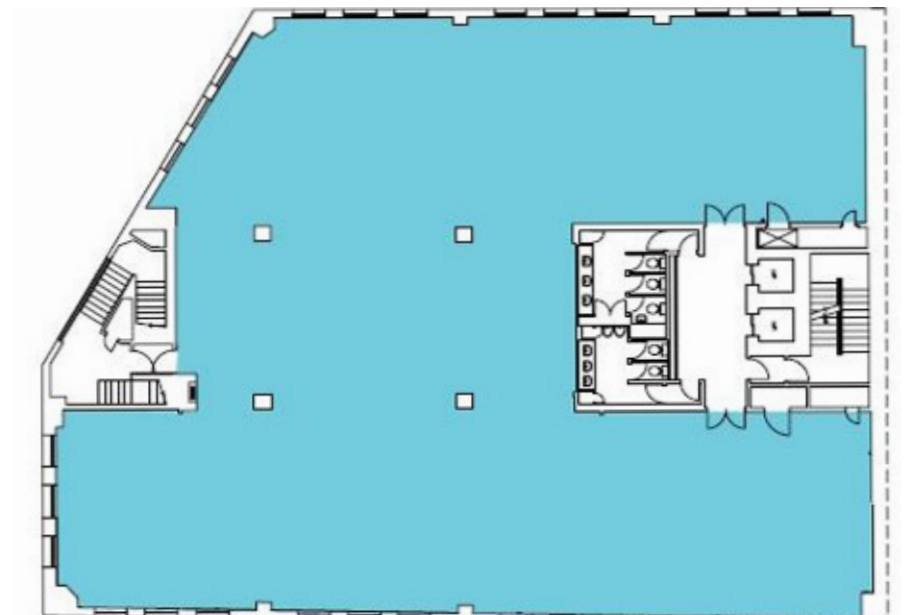
→ Fifth Floor East



→ Fifth Floor West - Current Fit Out



→ Third & First Floors - Brand New Exposed Ceiling CAT A





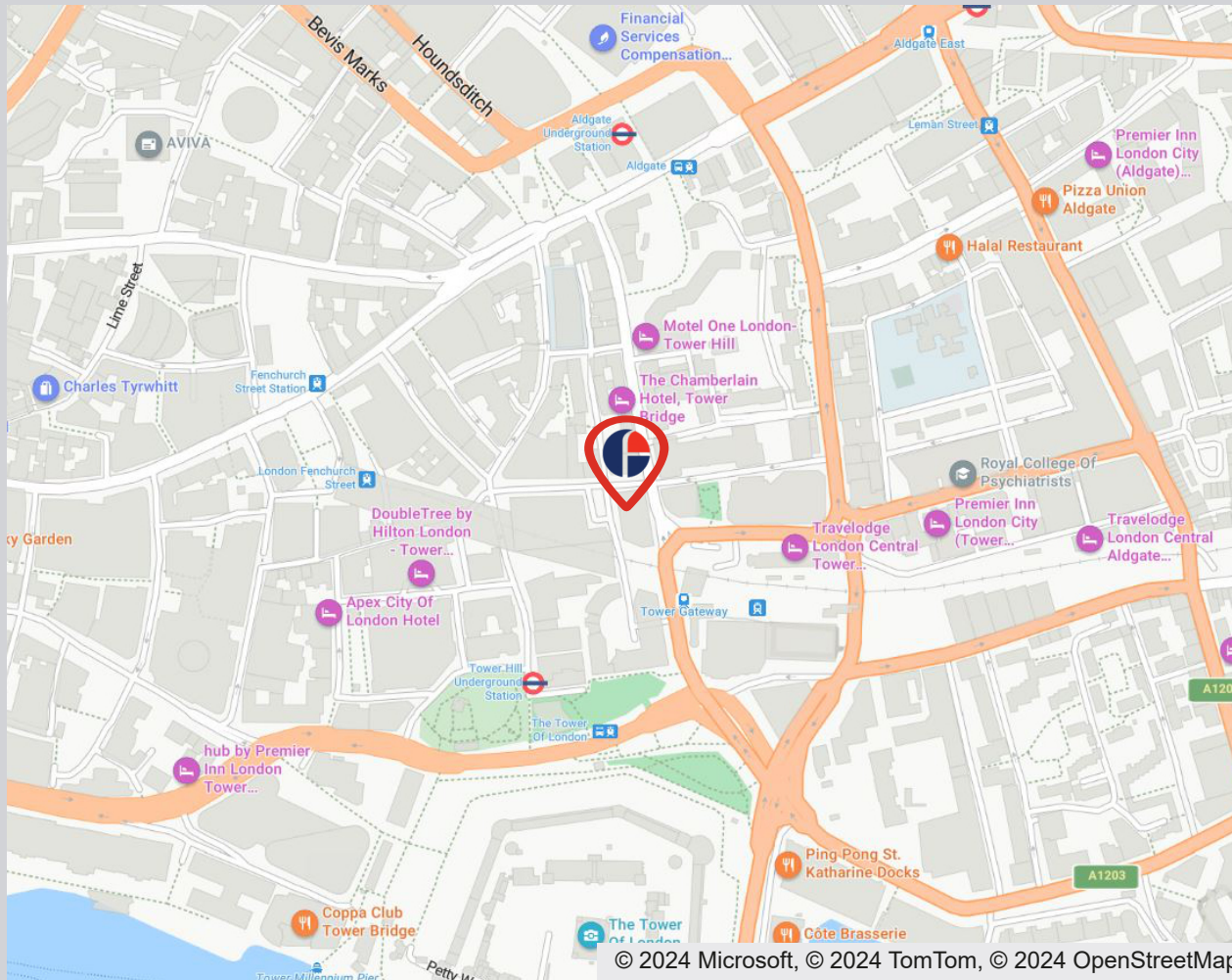
## Third & First Floors - Brand New Exposed Ceiling CAT A



## End of Journey Facilities



# 2 America Square, London, EC3N



## Approximate Travel Distances

- ### Locations
- Aldgate Underground Station - 4 min walk
  - London Fenchurch Street Station - 4 min walk
  - Tower Hill Underground Station - 4 min walk
  - Tower Gateway Station (DLR) - 6 min walk
  - London Liverpool Street Station - 12 min walk

## Contact

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Particulars dated January 2025. Photographs dated 2022.