


 **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



2 America Square
London, EC3N 2LU

CAT A Refurbishment | 2,840 sq ft - 35,702 sq ft | 263 sq m - 3,317 sq m



TO LET



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 a short walk away.



Description

2 America Square is a modernised office building with a refurbished reception & end of journey facilities. The building offers efficient, rectangular floorplates of approximately 6,500 square feet with the 5th floor already split to accommodate various tenant size requirements. There are also 7 parking spaces available to tenants in the building. The 1st and 3rd floor benefit from a high specification CAT A refurbishment featuring exposed ceilings, LED drop down lighting and new carpets.



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 Floors





Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Guiding Rent

£42.50 - £46.50 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

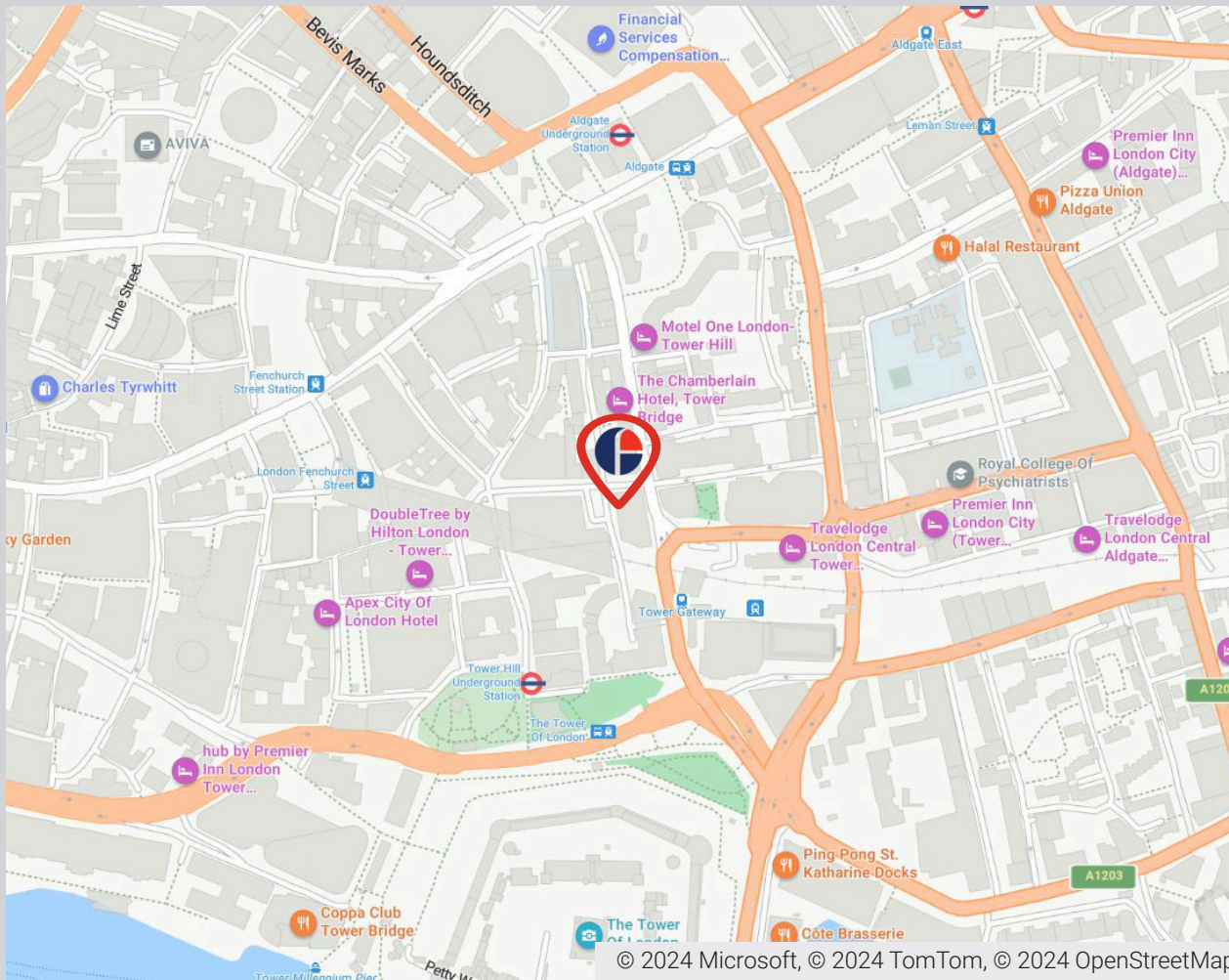
The property is elected for VAT which is therefore payable on rent and service charge.

Viewings

Strictly by arrangement through joint sole agents Fisher German LLP and Newton Perkins.



2 America Square, London, EC3N 2LU



Approximate Travel Distances

- ### Nearest Station
- 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 February 2025. Photographs dated 2022.