


 **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 - 29,464 sq ft | 263 sq m - 2,737 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

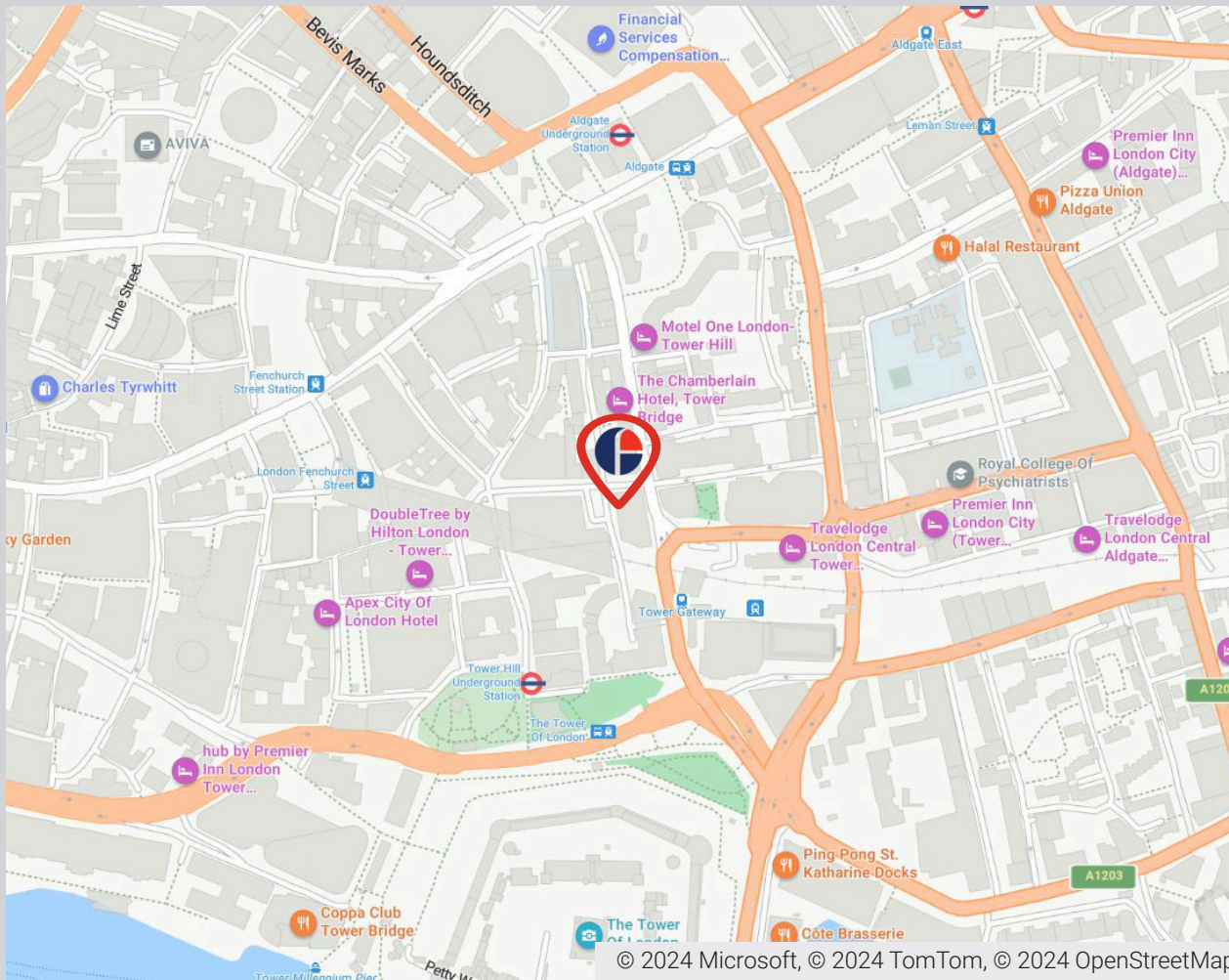
The property is elected for VAT which is therefore payable on rent and service charge.

### 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**

	<b>Richard Clarke</b>
	0207 367 5530
	07887 821 259
	<a href="mailto:richard.clarke@fishergerman.co.uk">richard.clarke@fishergerman.co.uk</a>
	<b>Doug Gordon</b>
	0207 747 3117
	07884 408 136
	<a href="mailto:doug.gordon@fishergerman.co.uk">doug.gordon@fishergerman.co.uk</a>
	<b>Corin Davies</b>
	0207 747 3161
	07977 750 543
	<a href="mailto:corin.davies@fishergerman.co.uk">corin.davies@fishergerman.co.uk</a>
	<b>Joint Agent - Newton Perkins</b>
	0207 456 0700

[fishergerman.co.uk](http://fishergerman.co.uk)



**Please Note:** Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2025. Photographs dated 2022.