

Customised  
by Landsec

# 140 Aldersgate<sup>EC1A</sup>

4,081 sq ft to 36,497 sq ft

Fully fitted, Ready-To-Go  
Occupation from September 2023



Landsec



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

On offer are four 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.

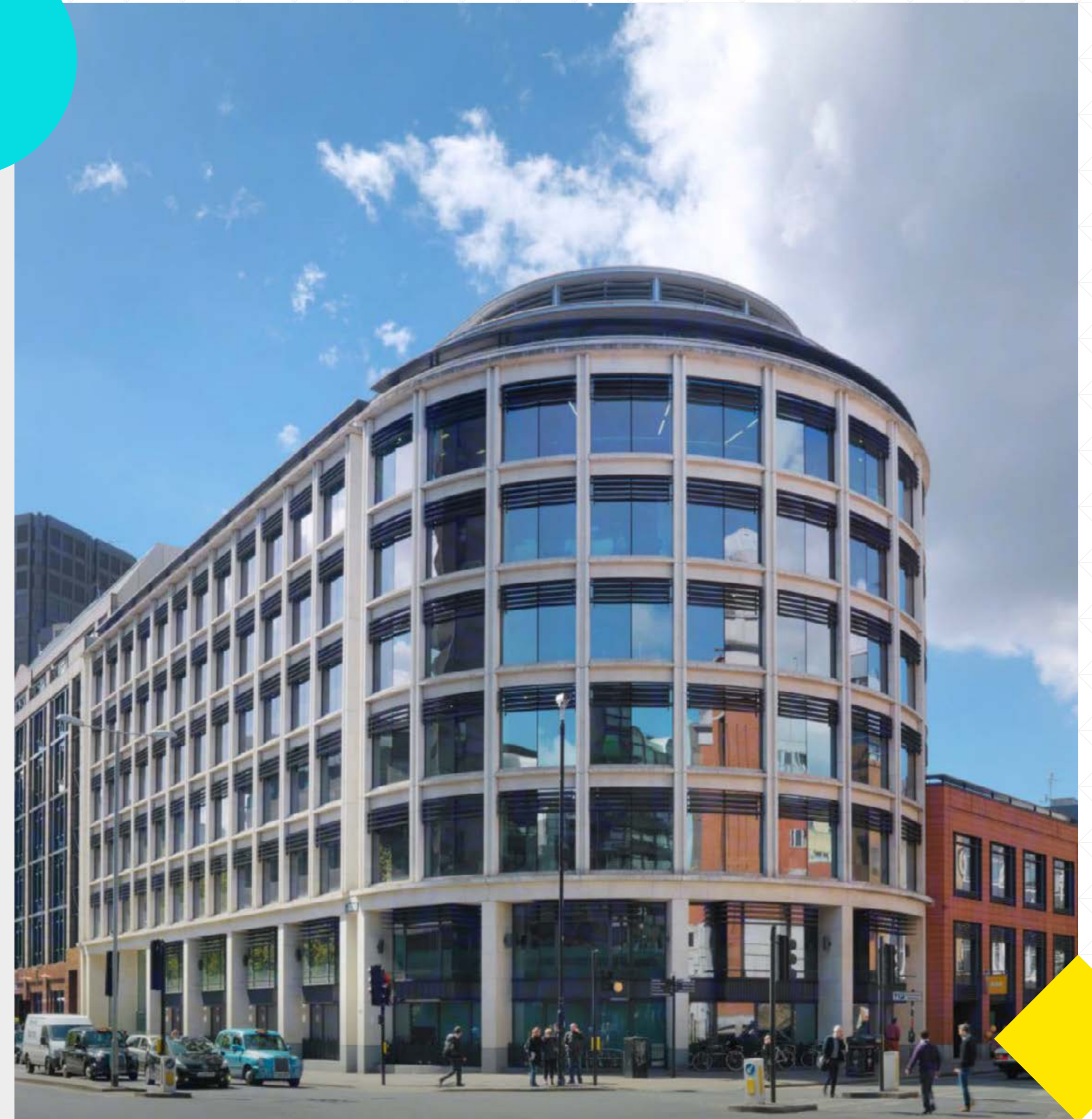
Available September 2023.

## 140 Aldersgate benefits from:

- 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.

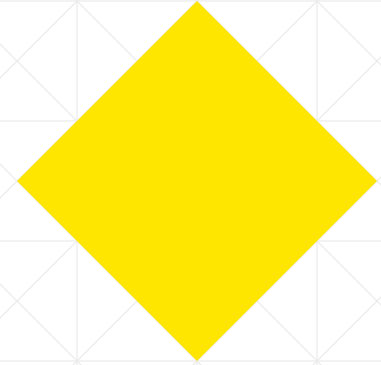


Customised interiors are configured by experts in office design, with carefully arranged focus areas, collaborative, and social break-out spaces.



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

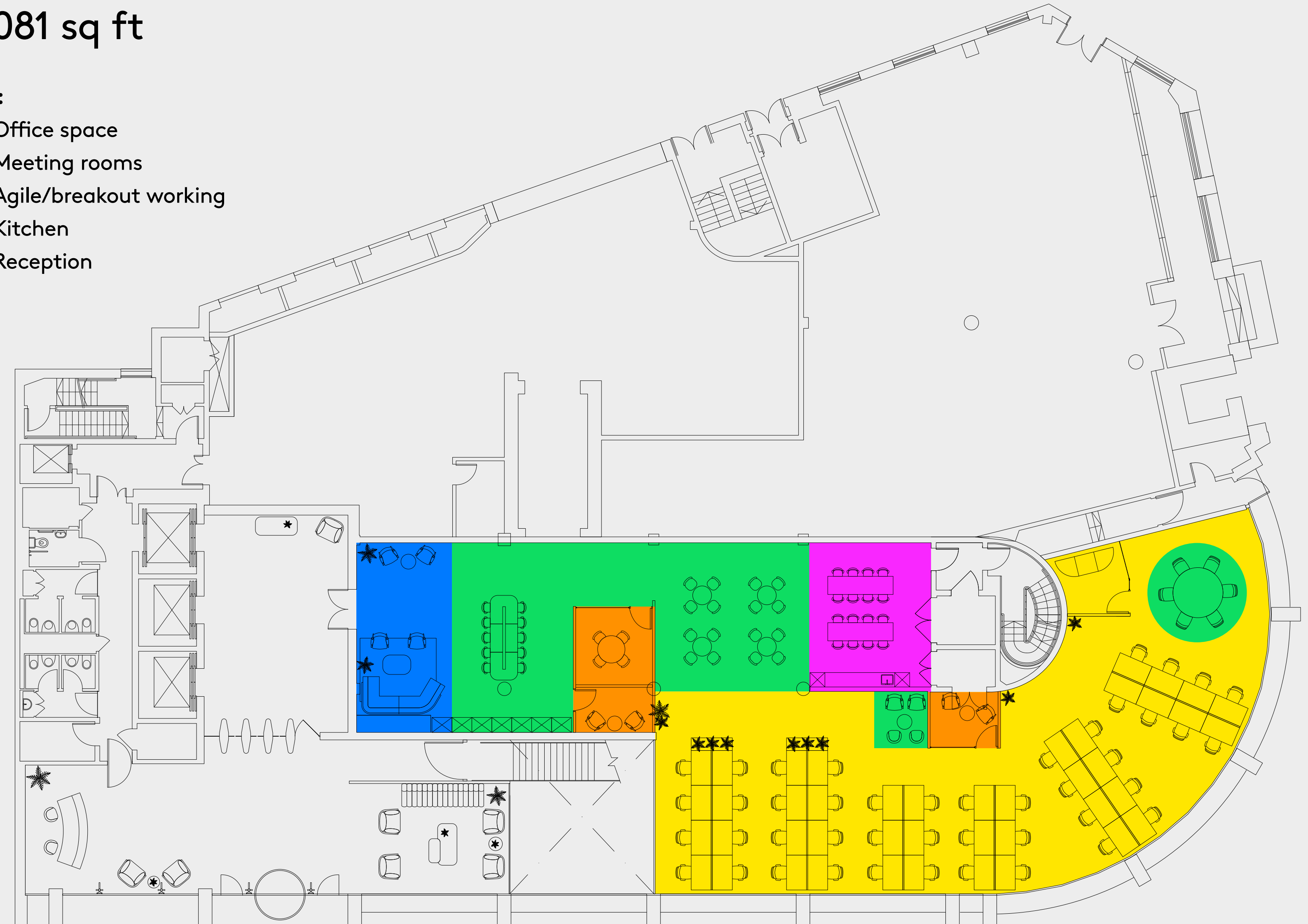
High quality Customised office space on the ground floor of 140 Aldersgate is designed to accommodate:

- 44 workstations
- 24 agile work points
- 1 x 4 person meeting room
- 1 x 8 person meeting room
- 2 x 2 person focus booth
- Lounge reception area
- Kitchen area with fridge, microwaves, dishwasher, zip tap 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

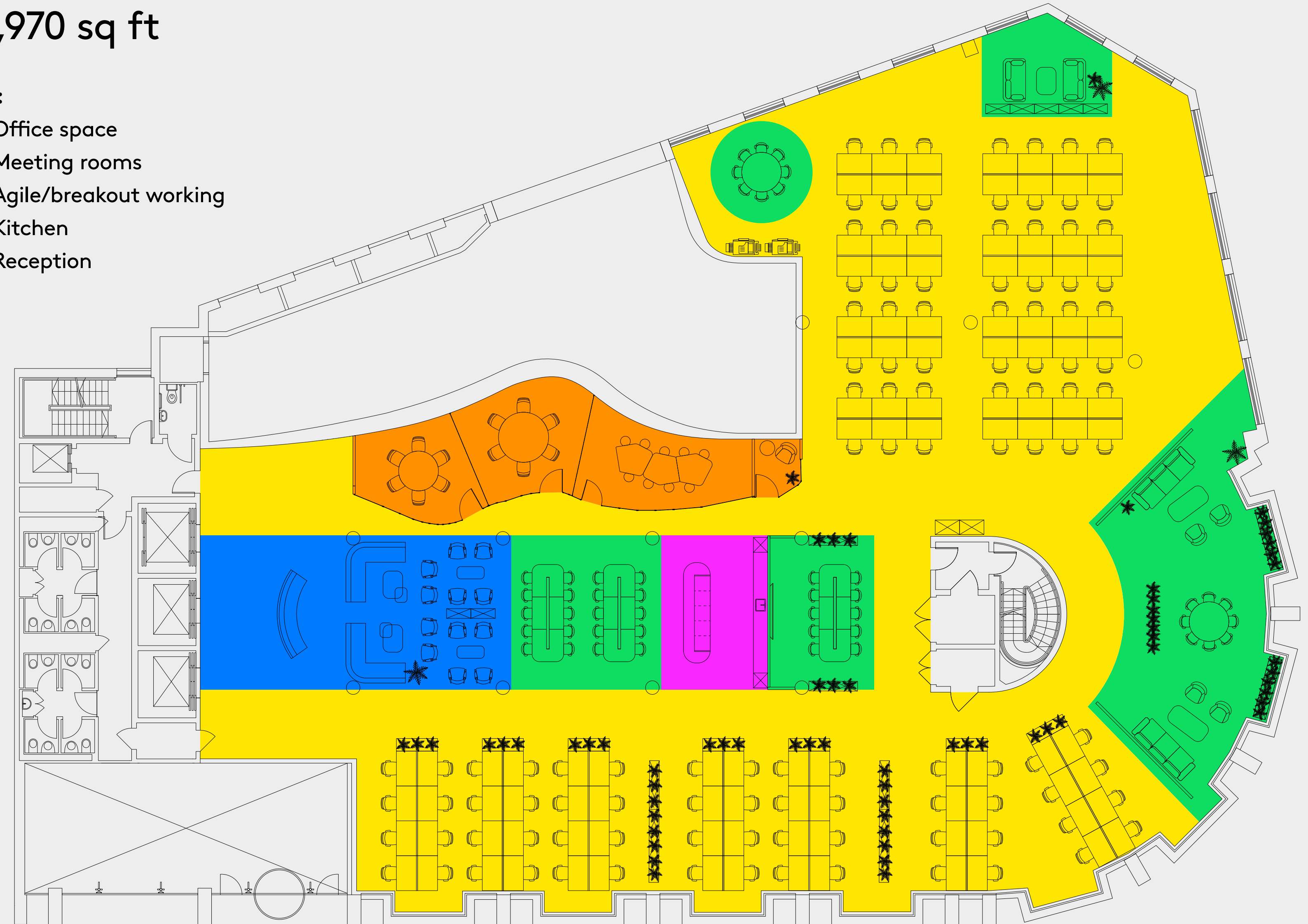
High quality Customised office space on the first floor of 140 Aldersgate is designed to accommodate:

- 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, zip tap 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 on the fourth floor of 140 Aldersgate is designed to accommodate:

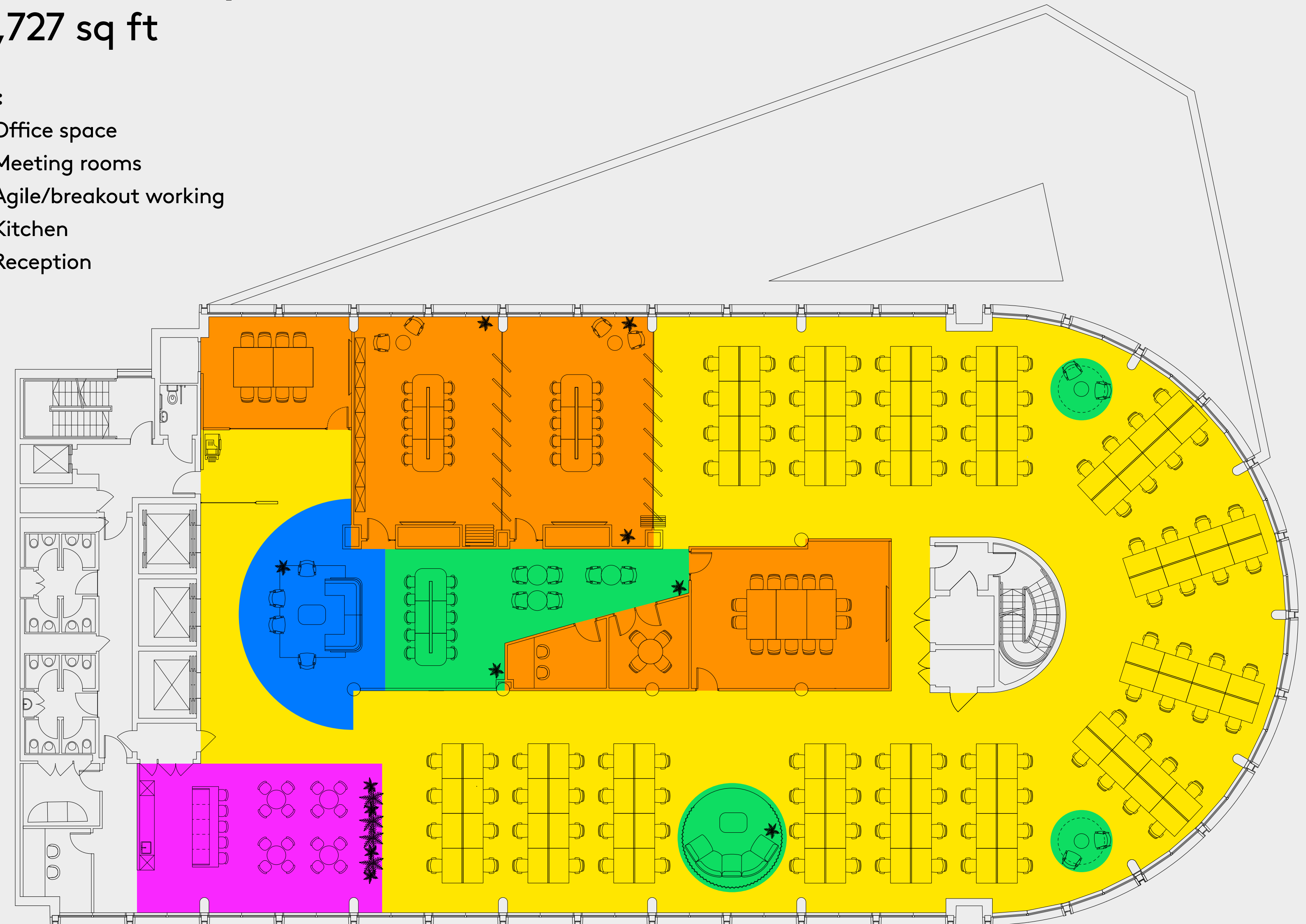
- 112 workstations
- 29 agile work points
- 1 x 14 person meeting room
- 2 x 10 person meeting rooms
- 1 x 8 person meeting room
- 1 x 4 person meeting room
- 2 x 2 person video conferencing rooms
- Lounge reception area
- Kitchen area with fridge, microwaves, dishwasher, zip tap and seating.

## Fourth floor layout

10,727 sq ft

**Key:**

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





# 140 Aldersgate Customised Ready-To-Go

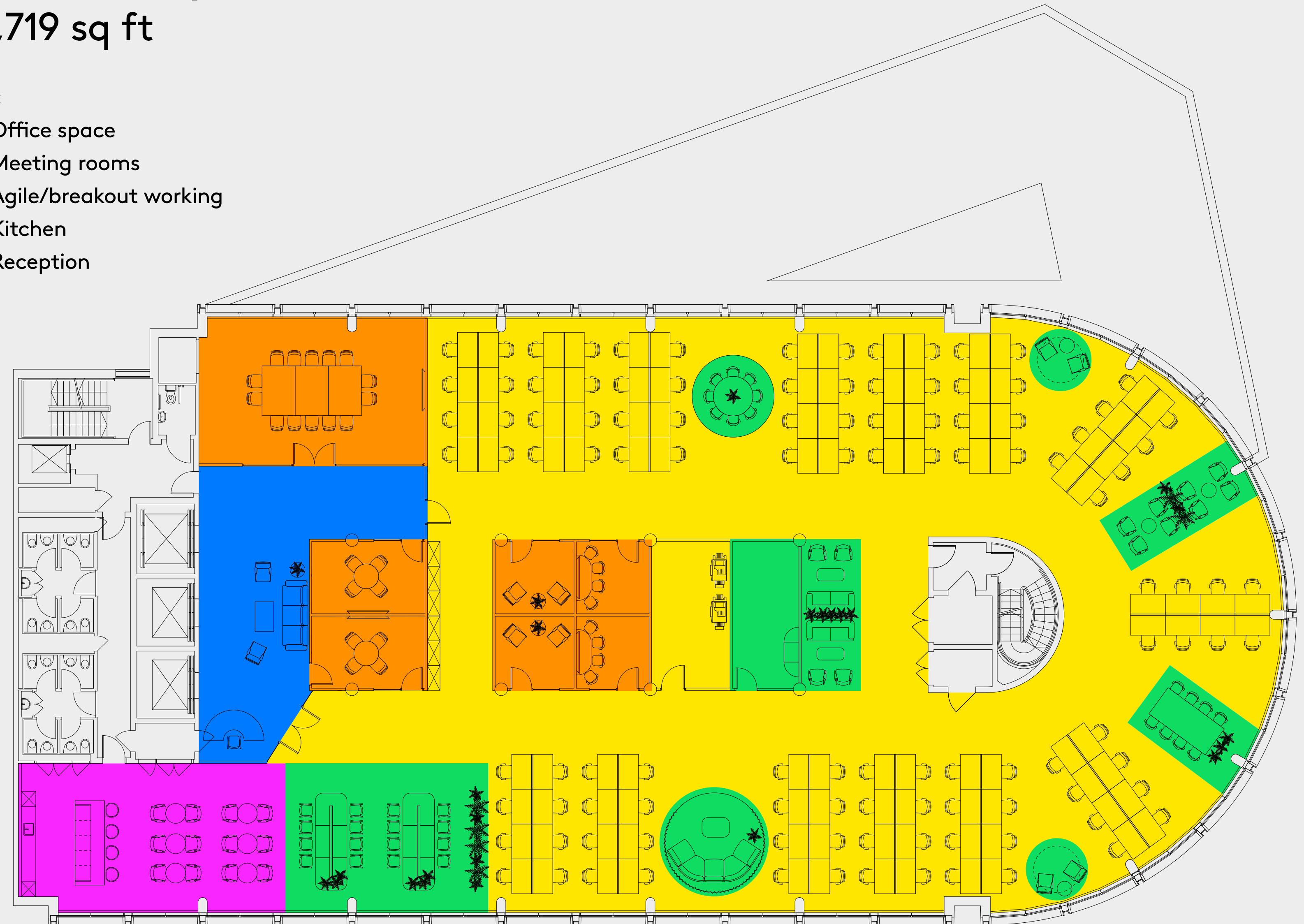
High quality Customised office space on the fifth floor of 140 Aldersgate is designed to accommodate:

- 112 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
- Lounge reception area
- Kitchen with fridge, microwaves, dishwasher, zip tap and seating.

## Fifth floor layout 10,719 sq ft

### Key:

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



# The local area

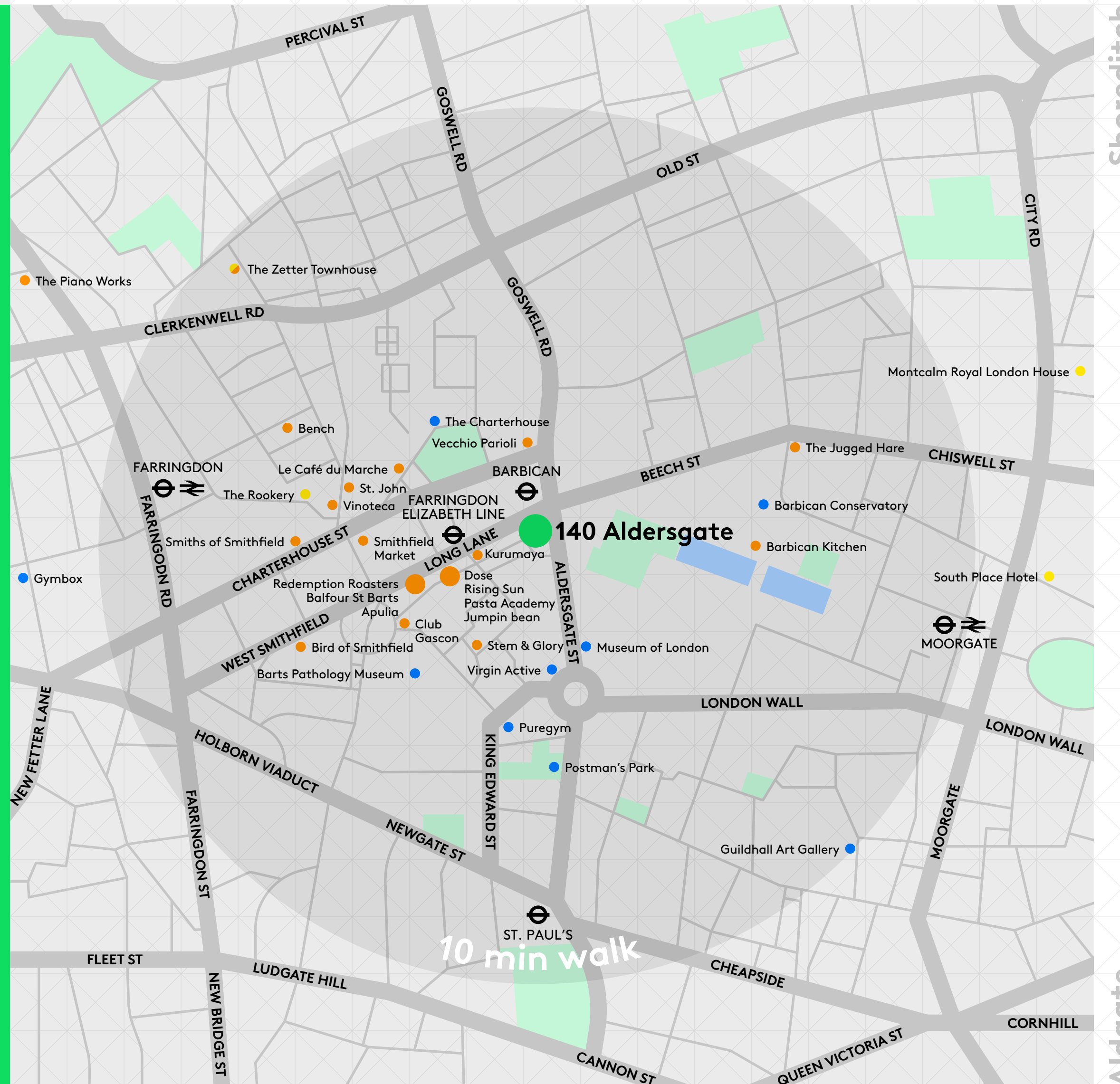
140 Aldersgate is right next to Barbican Station, and a short walk from the Elizabeth line at Farringdon, offering excellent underground and overground connections across London and beyond.

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

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

**Key:**

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





## 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](mailto: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**

E [megan.b@exubia.co.uk](mailto:megan.b@exubia.co.uk)

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## Contacts

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arrange a viewing please contact:

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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  
enquiries please contact:

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