



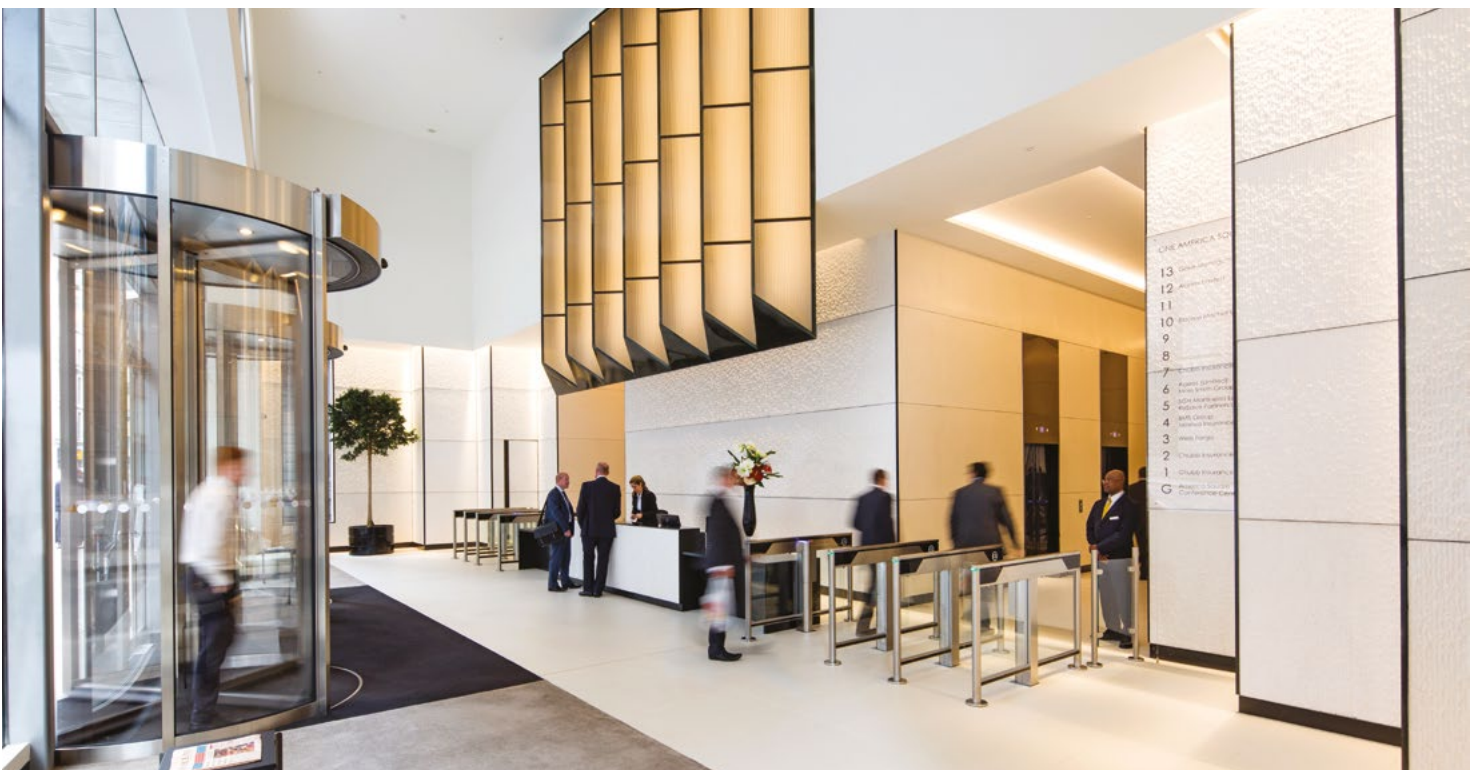
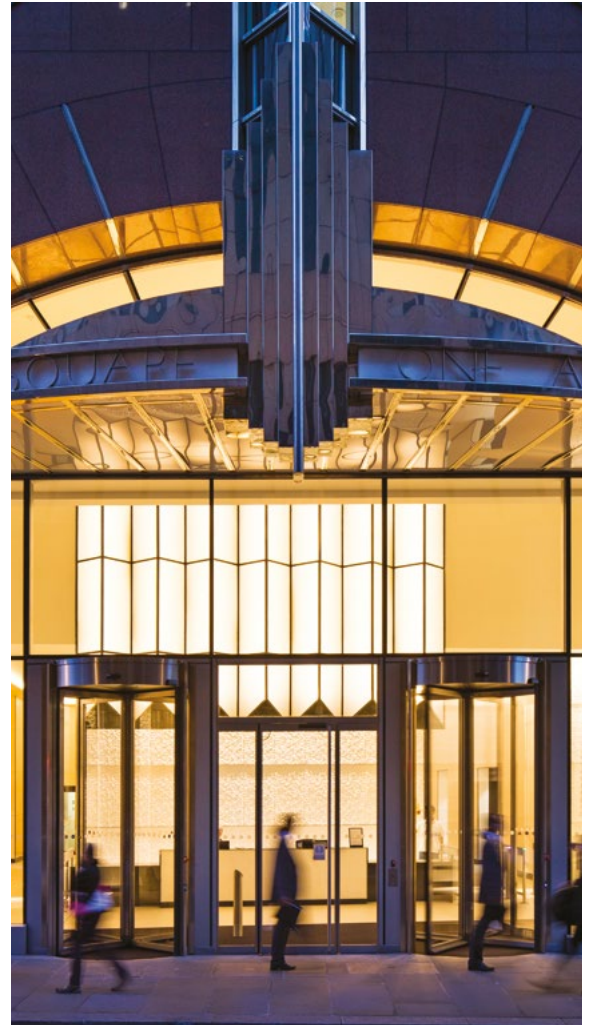
AMERICA
SQUARE

6,368 SQ FT 12TH FLOOR FITTED OFFICES TO LET

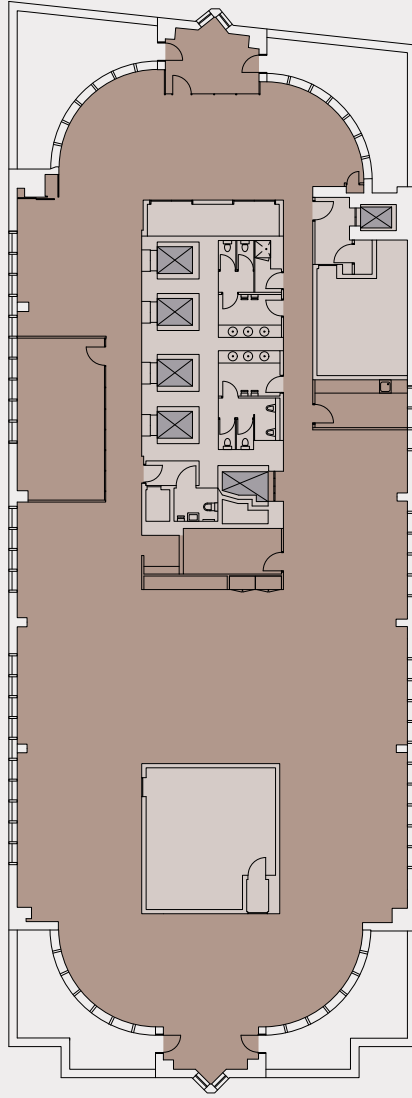





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AMERICA
SQUARE

1 AMERICA SQUARE, EC3 is a landmark 14 storey City office building of circa 230,000 sq ft. Tenants include The Association of British Insurers, BMS Group, VCMT, Miles Smith Group, GAWS, WeWork and Pure Gym. The 12th floor is offered in mainly open plan format but with the benefit of a boardroom, private office, kitchenette, comms room, generous breakout area and tea point.



12TH FLOOR PLAN



| | |
|---|-------------|
|  | OFFICE AREA |
|  | CORE |
|  | LIFTS |

For indicative purposes only - not to scale.

ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|-------|-------|-------|
| 12th | 6,368 | 591.6 |

SPECIFICATION / AMENITIES

- Double height remodelled reception
- Panoramic views across London
- VAV air conditioning
- Metal tile suspended ceiling
- 2.75m floor to ceiling height
- 150mm raised floor
- 4 x 21 person passenger lifts
- Goods lift
- On-floor shower and changing facility
- Cycle storage
- On-site conference facilities
- 24 hour access and security
- Car parking



LOCATION & LIFESTYLE

The building is in an area popular with financial, shipping and insurance occupiers (being only 400m from Lloyd's of London). There are numerous hotels, leisure and retail offerings in the near vicinity.

Nearby Mainline Rail and London Underground Stations include Fenchurch Street, Tower Hill, Bank, Liverpool Street and Aldgate.



1 Lloyd's of London



2 Leadenhall Market



3 Trinity Square Gardens



4 St. Katharine Docks



5 Tower of London

TRANSPORT

| STATION | DISTANCE | SERVICES |
|------------------|----------|--|
| Tower Hill | 200m | Circle line, District line |
| Tower Gateway | 200m | DLR |
| Fenchurch Street | 100m | National Rail |
| Aldgate | 300m | Circle line, Metropolitan line |
| Liverpool Street | 800m | National Rail, Elizabeth line (2020), London Overground, Circle line, Hammersmith & City line, Metropolitan line, Central line |



TERMS

Upon application. The building is **not** elected for VAT.

VIEWING

Strictly through joint sole letting agents:



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