

Excellent Value Offices 2 America Square, EC3



Transport Links

- 0.20 miles from Tower Hill
- 0.20 miles from Aldgate
- 0.60 miles from Liverpool Street
- 0.60 from Monument

Lease

New Leases are available direct from the Landlord.

Rent

From £42.50 per sq. ft.

Service Charge

Estimated at £12.55 per sq. ft.

VAT

The building has been elected for VAT.

Accommodation

6 th Floor	6,228 sq. ft.	579m ²
5 th Floor	6,410 sq. ft.	596m ²
4 th Floor (West)	3,483 sq. ft.	324m ²
3 rd Floor	6,429 sq. ft.	597m ²
2 nd Floor (East)	3,832 sq. ft.	356m ²
1 st Floor	6,480 sq. ft.	602m ²
Ground Floor	2,840 sq. ft.	263m ²

Rates Payable (2024/25)

Estimated at £15.78 – £17.72 per sq. ft.

However, all interested parties should make their own enquiries.

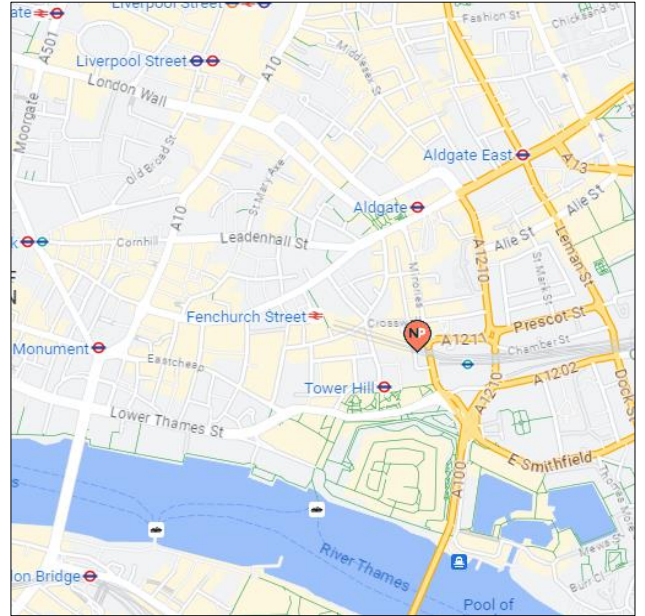
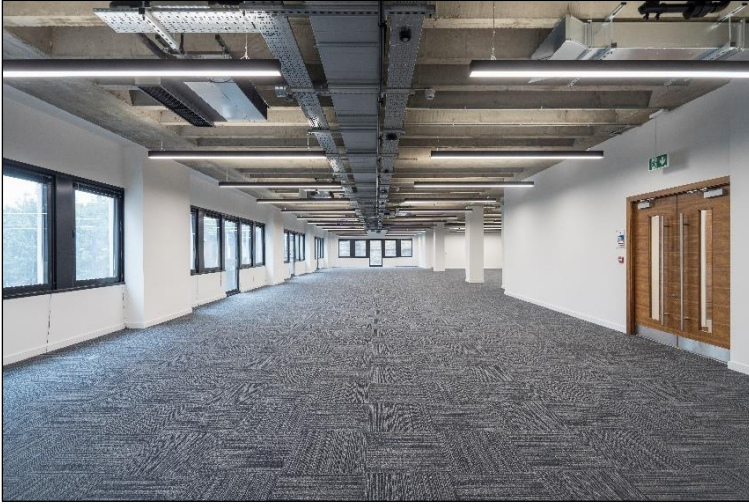
Amenities

- CAT A accommodation
- Air conditioning
- LED lighting
- EPC C on refurbished floors
- Raised floors
- Manned reception
- Showers, bicycle storage and lockers

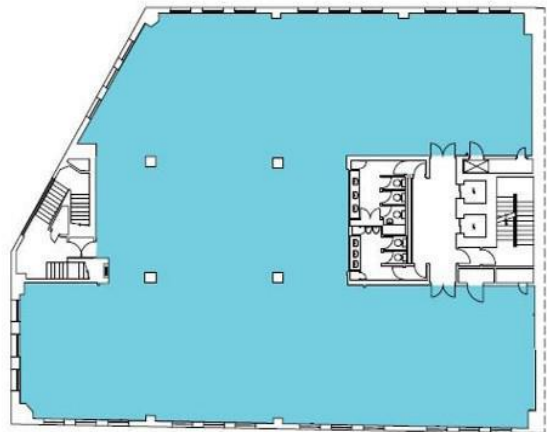
+44(0) 20 7456 0700

www.newtonperkins.com

Newton Perkins LLP
Peek House
20 Eastcheap
London EC3M 1NP



Typical Floor Plan



Newton Perkins

Jonathan Beilin – 07976 392 016
E-mail: jb@newtonperkins.com

Leo Gough – 07546 695 724
E-mail: lg@newtonperkins.com

Harry Woods – 07884 602 870
E-mail: hw@newtonperkins.com

Fisher German

Richard Clarke – 07887 821 259
richard.clarke@fisherman.co.uk

Doug Gordon – 07884 408 136
doug.gordon@fisherman.co.uk

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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