



**8TH FLOOR,
140 ALDERSGATE,
LONDON,
EC1A 4HY**

3,498 SQ FT

HIGHLIGHTS:

- Plug & Play
- Creative Style Fit Out
- Large Boardroom
- Meeting Room
- Creative Kitchen & Breakout Area
- Great Levels of Natural Light with Glass Atrium
- Spectacular Views of London
- Impressive Reception Entrance
- Secure Bike Storage & Shower Facilities
- No Dilapidation Liability

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london



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EXIT

LOCATION:



The office is ideally situated next to the The Barbican Centre, a centre for culture and arts. There is an array of restaurants, cafes and bars in the local area.

Neighbouring Barbican Station, the office is within a 10 minutes walk of Farringdon and Moorgate Station and City Thameslink.

DESCRIPTION:



This office provides a unique opportunity to acquire a fully fitted, top floor office with great views of London. The office has a glass atrium ceiling so benefits from an abundance of natural light.

The space comes fully fitted in a creative style with workstations, boardroom, meeting room, kitchen and breakout area.

The building benefits from an impressive reception entrance, shower facilities and secure bike storage.



TERMS:



Available by way of an assignment or sublease until October 2023.

EPC:



An EPC is available on request

VIRTUAL TOUR:



[Click here to view virtual tour](#)

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
8 th	3,498	£49.50	£10.62	£19.76	£279,420	£23,285

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

Phil Snowden

Email: ps@makingmoves.london

Tel: 07765 722626 or 020 3595 3121

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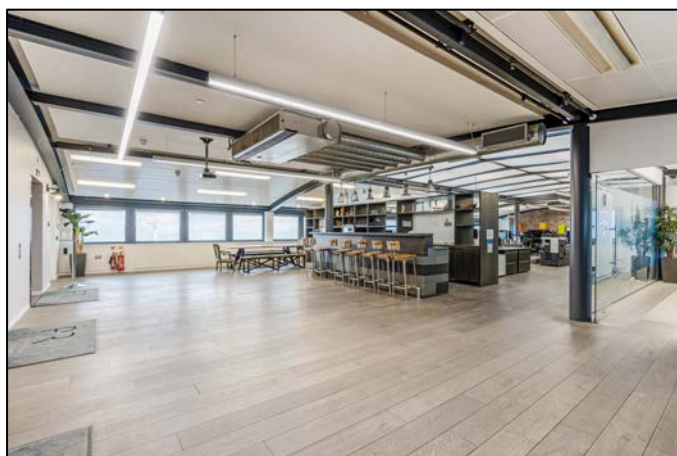
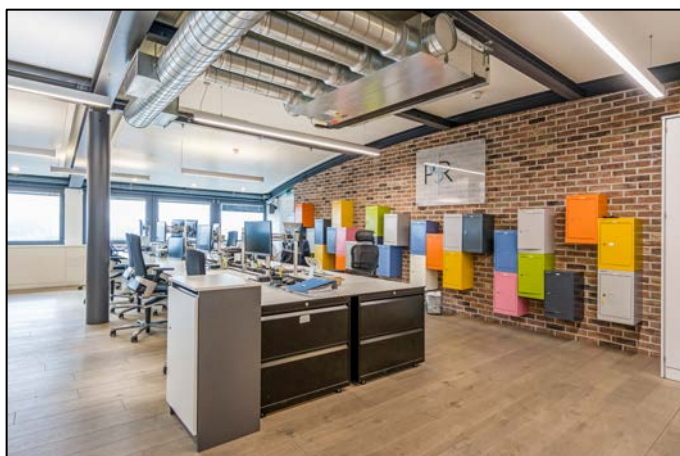
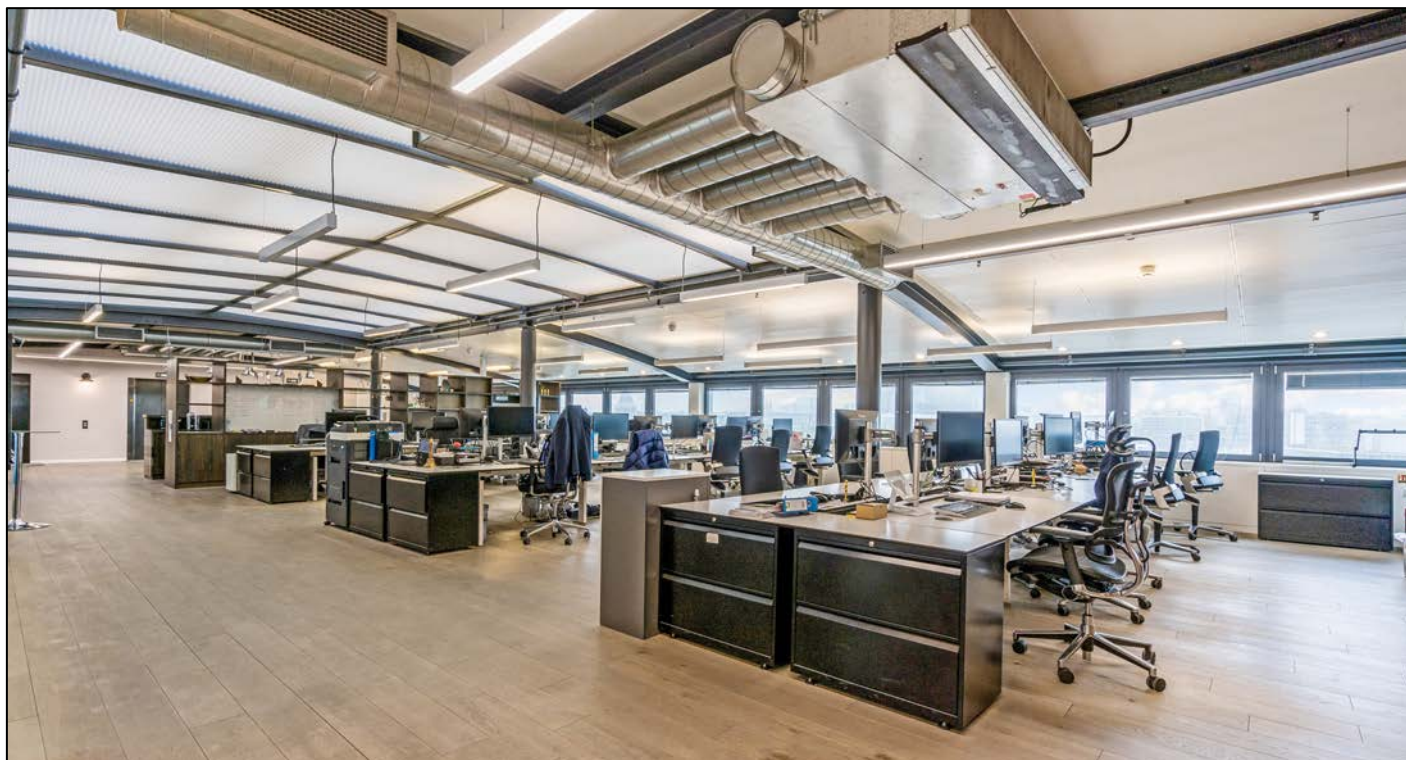


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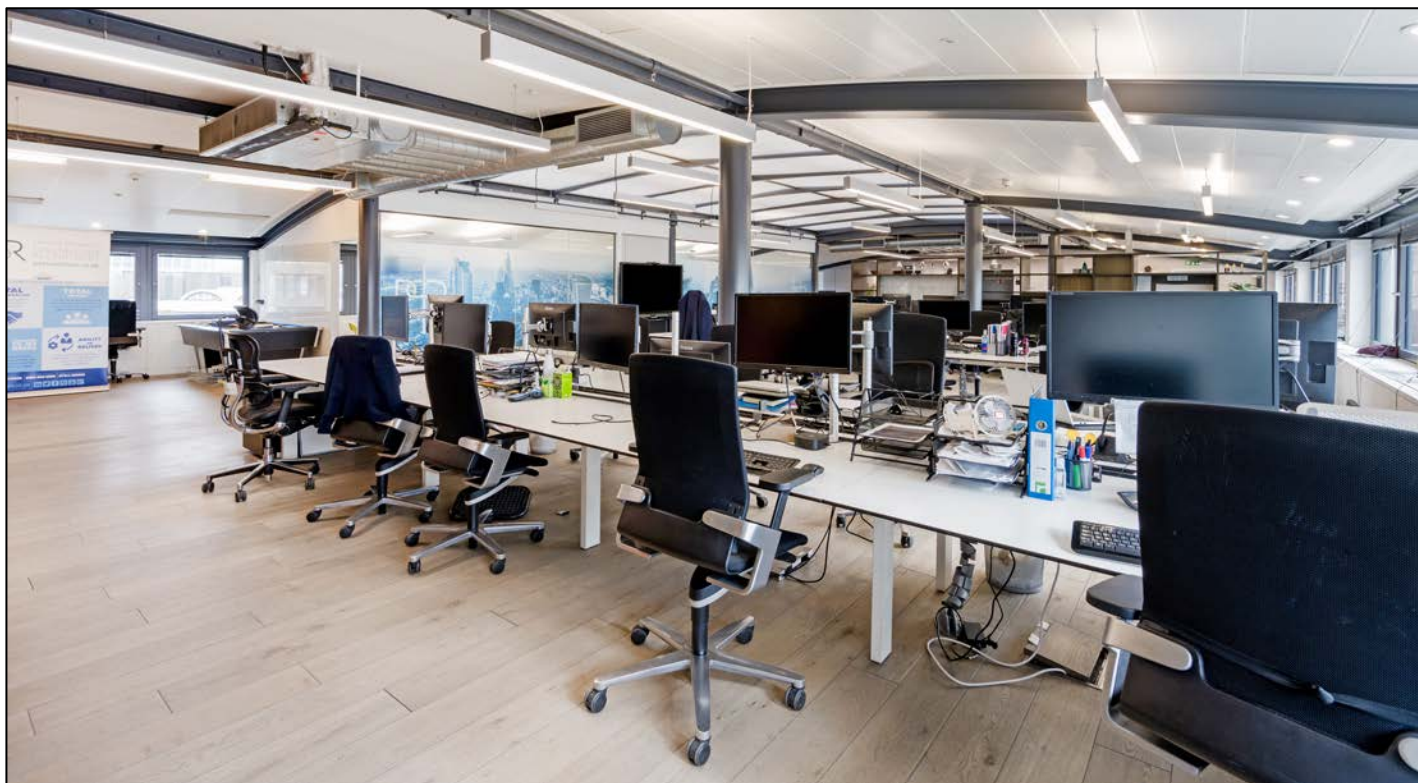


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EXIT





19 Willow Street
London
EC2A 4BH

Henry Wood House
2 Riding House Street
W1W 7FA

E-MAIL info@makingmoves.london

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An abstract graphic featuring three diagonal stripes in orange, dark blue, and orange. Overlaid on these stripes is the text "Moves Making Moves Making Moves Making" in a white, stylized, slightly curved font. The text is repeated three times, following the curve of the stripes.