

**120** ALDERSGATE





**THE SPACE**



**THE BUILDING**



**THE AREA**



**CONNECTIONS**



**CONTACT**



## THE SPACE



## THE BUILDING



## THE AREA



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# ONE FLOOR OF RECENTLY REFURBISHED AND STUNNING FULLY FITTED OFFICE SPACE

## 6,520 SQ FT AVAILABLE NOW

120 Aldersgate is a characterful and contemporary building in a buzzing location at the apex of Barbican, Farringdon and St Paul's. Benefitting from a recently transformed reception, stylish lounge and break-out area, the building offers a range of workspaces, all refurbished to a very high standard and situated just one minute from Barbican Underground Station.

# 120 ALDERSGATE

## AVAILABLE WITH A RANGE OF FLEXIBLE OPTIONS:



### CAPSULE WORK-READY SPACE

Developed, owned and managed by Legal & General, Capsule offices provide tailored furnished solutions.



### ALL INCLUSIVE MANAGED SERVICES

Offering a range of operational and technical services by Legal & General as an additional option for easy occupation.



### BUILDING AMENITIES

Communal space bookable via Work. Life including event space, flexible project space and meeting rooms available by separate appointment.



# ACCOMMODATION

FLOOR	SQ FT	SPECIFICATION	DESK RANGE	DOWNLOADS
Eighth	3,551	Let		
Fifth	3,988	Let		
Third	6,520	Fully Furnished + Private Terrace	58-72	Spaceplan
Second	6,743	Let		
First	7,082	Work.life		
Ground	5,552	Work.life		
<b>TOTAL</b>	<b>6,520</b>			





**EXTERNAL FACADE**



**INDICATIVE FIT OUT**



**INDICATIVE FIT OUT**



**INDICATIVE FIT OUT**



## THIRD FLOOR

6,520 SQ FT / 650 SQ M

-  56 desks
-  2 meeting rooms
-  1 tea point
-  4 breakout areas
-  2 private booths
-  Private terrace
-  Shower
-  EPC rating A



ALDERSGATE STREET

# CAPSULE / WORK-READY SPACE

**THE THIRD FLOOR OFFERS CAPSULE WORK-READY SPACE, BROUGHT TO YOU BY TRUSTED AND EXPERIENCED OWNER LEGAL & GENERAL.**

Capsule offices are intelligently curated and leased to suit individual business needs. Quality spaces developed, owned and managed by experienced and trusted landlord, Legal & General.

Managed Services can also be added as an optional extra.

**Tailored Solutions Including:**

- Newly refurbished space
- Fully fitted and work-ready
- Data connectivity
- Fast and easy leasing options
- Private space
- AirScore Gold rating (air quality sensors)

# MANAGED SERVICES

**OPTIONAL PROFESSIONAL  
MANAGED SERVICES  
TO COMPLEMENT YOUR  
L&G WORKSPACE**

Our professional Managed Services package is available as an optional extra to L&G customers who wish to outsource the hassle of running their own office.

The core offer includes a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.

**What's included :**

- Wifi and fibre connection provided by Backbone Connect
- Technical maintenance
- Daily operational management taken care of
- Cleaning services and waste management
- Health & safety compliance
- Wellbeing features including sensory networks monitoring internal air quality
- Option for additional bespoke services





# WELL BEING

## LEGAL & GENERAL IS COMMITTED TO PROVIDING HEALTHY, SAFE AND PRODUCTIVE ENVIRONMENTS ACROSS OUR OFFICE PORTFOLIO

We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:

- Sensors measuring live air quality, humidity, noise, light and temperature to tailor conditions for your workplace
- Regular reviews with your property management team and on optimisation of your space
- Space planning and productivity modelling based on optimum conditions and your business requirements
- Workshops covering topics including: healthy eating, mindfulness, personal fitness and ergonomics
- Live screens showing performance of the space versus best practice





# WELLNESS

**120 ALDERSGATE IS MOMENTS FROM FIRST-CLASS FITNESS AMENITIES, PLENTIFUL OUTDOOR SPACES AND WORLD LEADING CULTURE, SO WELLNESS FLOWS SEAMLESSLY INTO THE WORKING DAY.**

## GOLDEN LANE LEISURE CENTRE

In the heart of the Barbican Estate, Golden Lane Leisure Centre offers swimming, all the latest gym and fitness equipment, tennis courts and an extensive programme of group exercise classes such as yoga and pilates.

## NUFFIELD HEALTH BARBICAN

Step out of work and straight into the gym - Nuffield Health has recently opened one of London's leading fitness and wellbeing centres with studios, swimming pool, indoor running track and group classes all just across the road at 97 Aldersgate street.

## MOB 45

Contemporary gym MOB 45 sits just outside Farringdon station providing members with access to energising classes, inspiring instructors and best-in-class equipment.

## CHARTERHOUSE SQUARE

Tranquil Charterhouse Square is tucked behind 120 Aldersgate - mature trees and green lawns are surrounded by beautiful townhouses providing a moment of pause amongst the bustle.

## BARBICAN

Soak up the sunshine exploring the Barbican's ample public spaces all surrounded by iconic architecture and landscaping. Relax and enjoy a coffee on the lakeside terrace, or take advantage of the world-class cultural calendar from music and theatre, to cinema and dance.

## COMMUTER FACILITIES

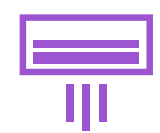
Allocated on street bicycle racks plus new shower and WC facilities make for an easy commute by foot or by bike. A Santander cycle docking station is also directly outside the building with a further 6 stations within 5 minutes' walk.



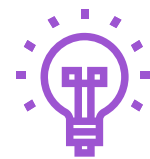




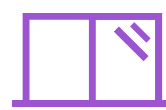
# SUMMARY SPECIFICATION



New air conditioning



New LED lighting



Superb natural daylight and volume with glazing spanning multiple elevations



Turn-key fit out available through Legal & General's office solution, Capsule



AirScore Gold Rating Sensors measuring live air quality, humidity, noise, light and temperature to tailor conditions for your workplace



New fully accessible metal tile raised flooring



Private shower and WC facilities



Private terrace on third floor



Spacious lobby/lounge area



## LOCAL AREA

WITH AN EXTENSIVE RANGE OF AMENITIES, THIS EVER-EVOLVING AREA HAS EARNED ITS REPUTATION AS ONE OF LONDON'S TOP DESTINATIONS.

### EATING

- 1 St. John
- 2 Le Café du Marché
- 3 Bad Egg
- 4 The Jugged Hare
- 5 Chiswell Street Dining Rooms
- 6 Vinoteca Farringdon
- 7 Bird of Smithfield
- 8 Luca

### DRINKING

- 9 Ask For Janice
- 10 Rising Sun
- 11 The Old Red Cow
- 12 Piano Smithfield
- 13 The Sutton Arms
- 14 The Vestry
- 15 The Artillery Arms
- 16 Oriole Bar
- 17 St Bart's Brewery
- 18 The Jerusalem Tavern
- 19 The Old Red Cow

### PARKING

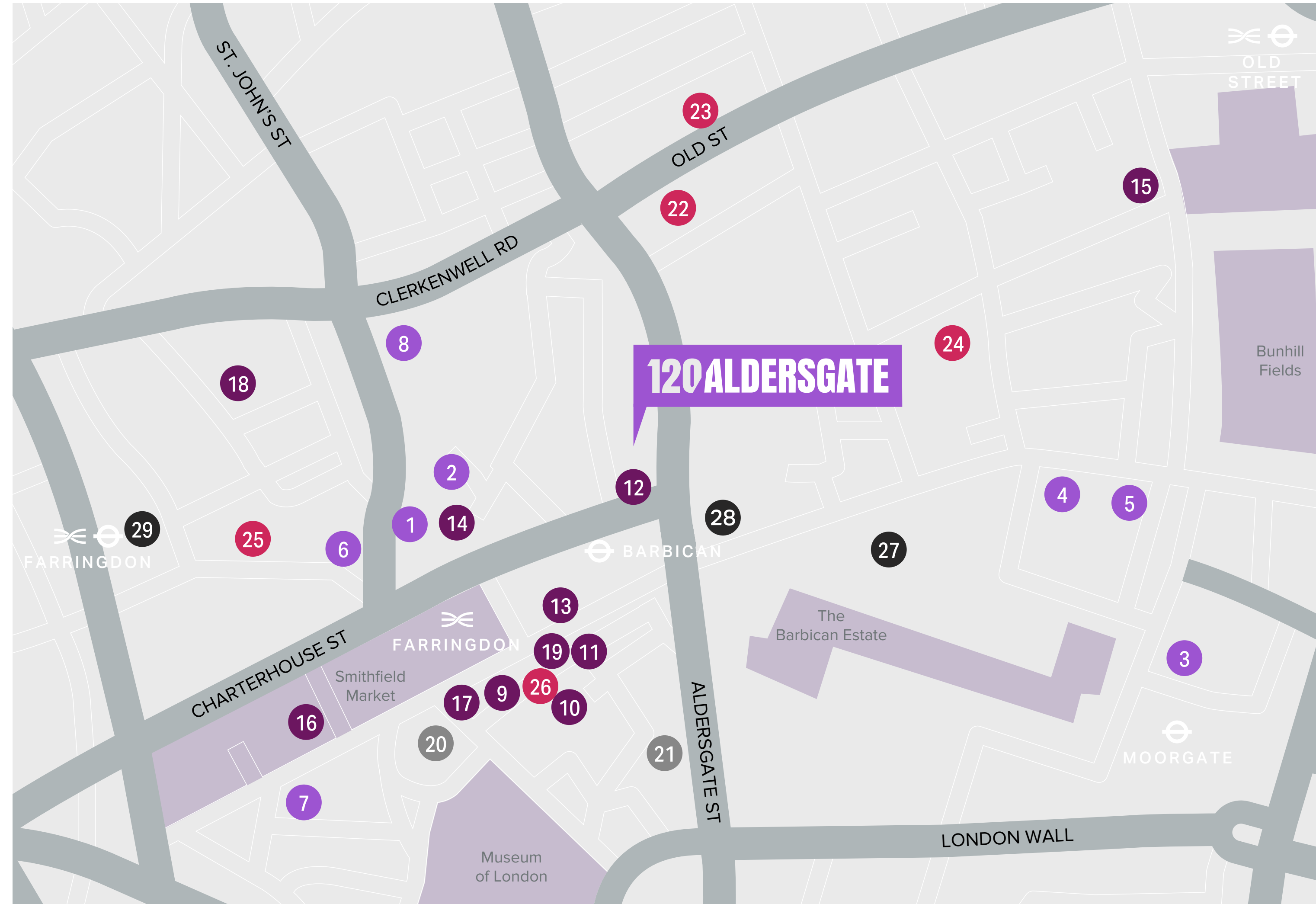
- 20 Smithfield Car Park
- 21 NCP London Barbican

### COFFEE & LUNCH

- 22 Clerkenwell Grind
- 23 Look Mum No Hands!
- 24 Giddy Up Coffee
- 25 LEON
- 26 Redemption Roasters

### LEISURE & CULTURE

- 27 Barbican Centre
- 28 Nuffield Health
- 29 MOB45





# NEIGHBOURS

An established and thriving destination for business, Farringdon and its surrounding area is home to an eclectic and unique mix of names from charities to media, tech to design.

the hoxton



IDEO



PH\*TOBOX



ALEXANDER  
MQUEEN



Deloitte.  
Digital

moonpig



# CONNECTIONS

BE SPOILT FOR CHOICE WITH FARRINGDON RAIL, UNDERGROUND AND CROSSRAIL STATIONS JUST TWO MINUTES WALK FROM THE BUILDING ENTRANCE



## CROSSRAIL:

● ● ≍  
**TOTTENHAM COURT ROAD**  
2 MINS

● ● ● ● ≍ ≍  
**PADDINGTON**  
8 MINS

● ● ● ≍  
**BOND ST**  
4 MINS

● ● ● ≍  
**CANARY WHARF**  
8 MINS

● ● ● ● ≍  
**WHITECHAPEL**  
5 MINS

● ≍ ✈️  
**HEATHROW**  
30 MINS

## UNDERGROUND:

● ● ● ● ● ● ≍ ✈️  
**LIVERPOOL STREET**  
2 MINS

● ● ● ●  
**OXFORD CIRCUS**  
14 MINS  
(VIA LIVERPOOL ST)

● ● ● ● ● ● ≍ ✈️  
**KING'S CROSS ST PANCRAS**  
5 MINS

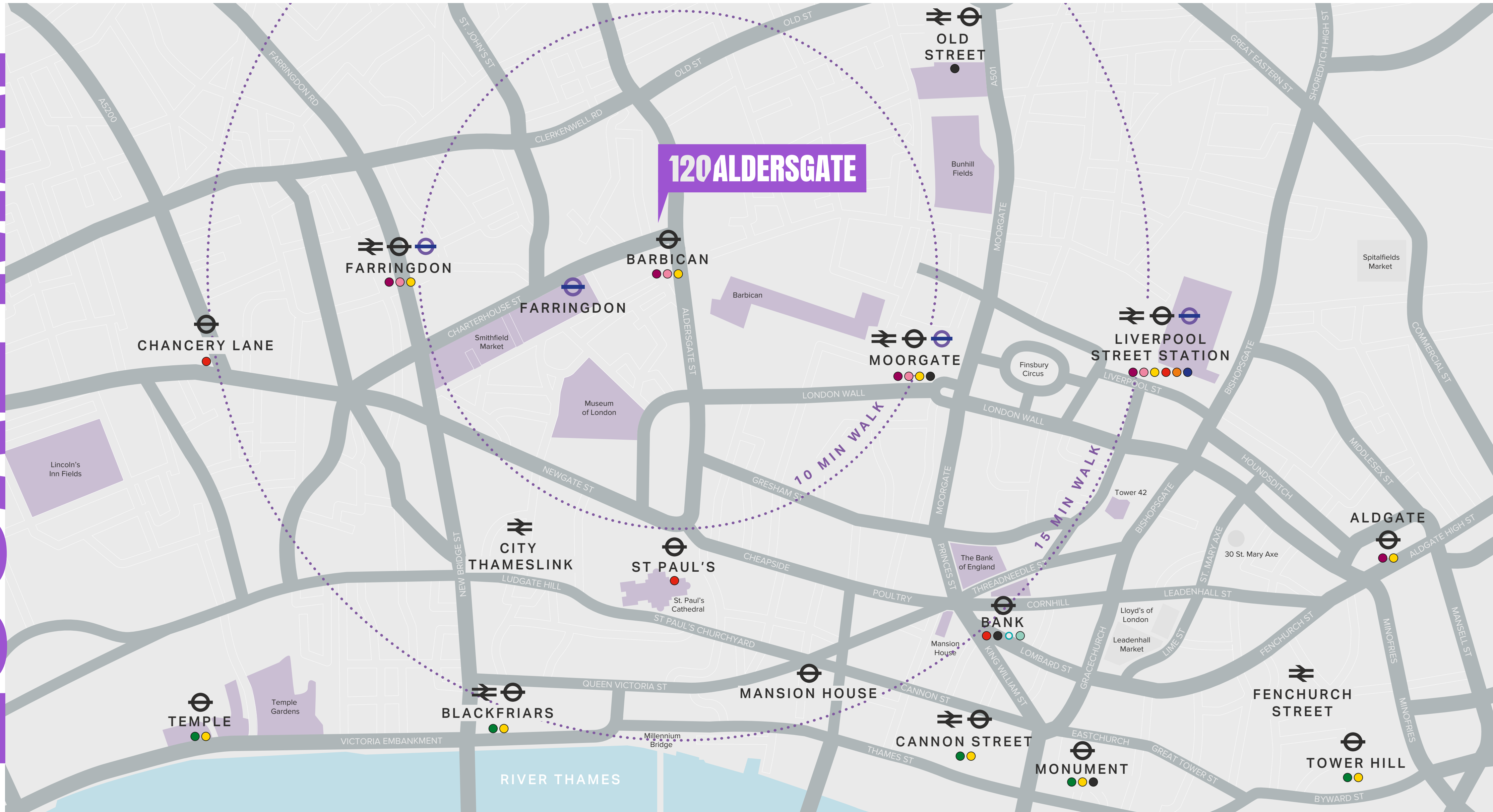
● ● ● ● ● ● ≍  
**WATERLOO**  
16 MINS  
(VIA LIVERPOOL ST & AND BANK)

● ● ● ● ● ●  
**BAKER ST**  
11 MINS





# LOCAL MAP





# CON TACT

**/situu\**

020 7101 4141

**DAN BROWN**

07710 249 297  
dan@situu.co.uk

**TOM LEAHY**

07955 147 734  
tom@situu.co.uk

**allsop**

020 7588 4433

**ALICE LOGAN**

07720 070 417  
alice.logan@allsop.co.uk

**HARRY THEAKSTON**

07500 847 045  
harry.theakston@allsop.co.uk

**120ALDERSGATESTREET.CO.UK**

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