



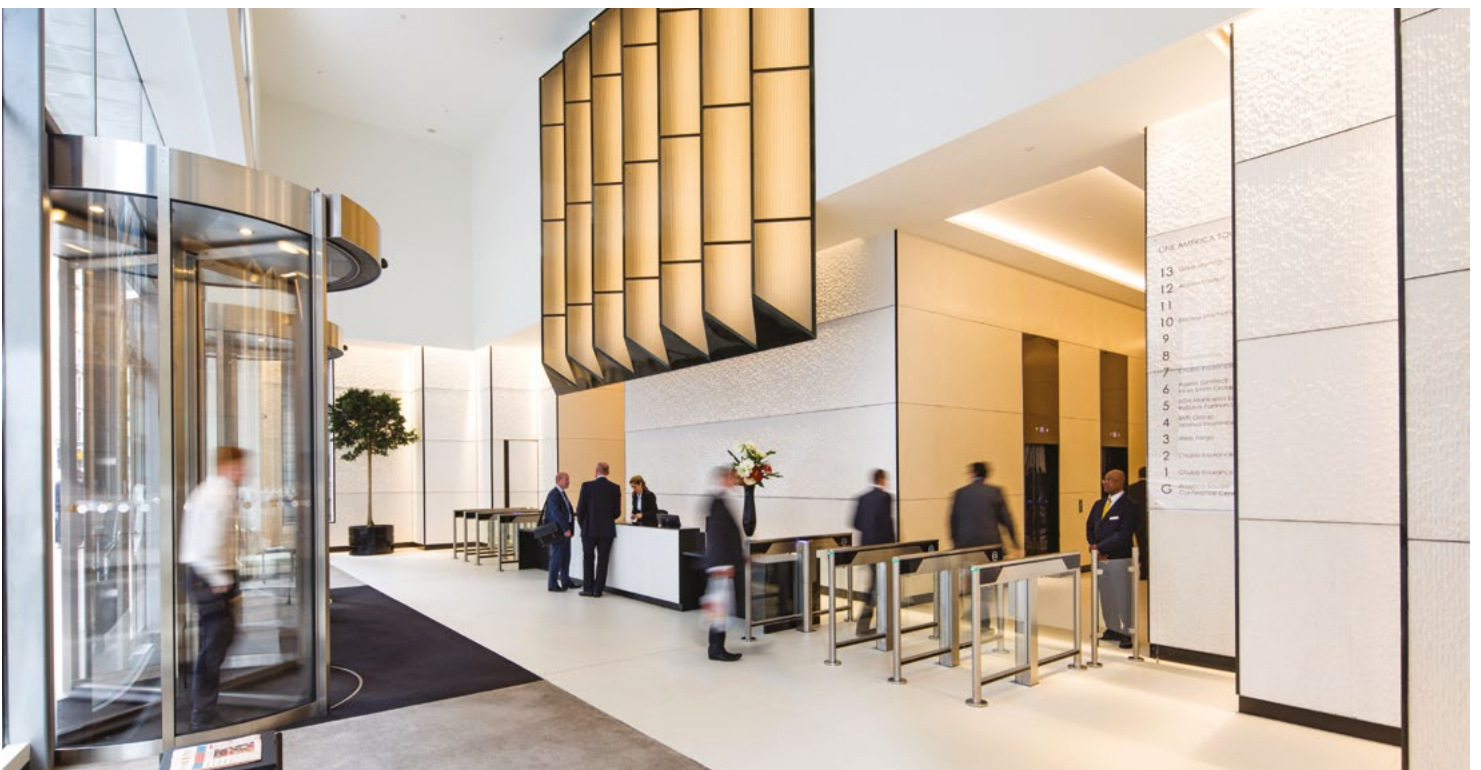
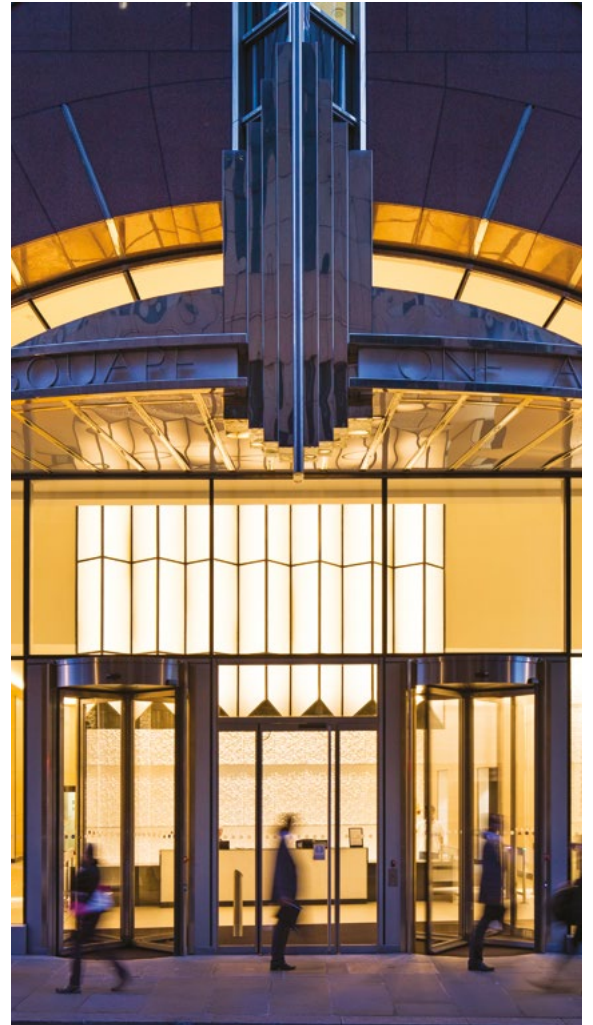
AMERICA
SQUARE

13,194 SQ FT FITTED, PLUG & PLAY OFFICES TO LET



1
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, WeWork and Pure Gym. The 3rd floor is offered as fitted, plug & play offices.



3RD FLOOR PLAN

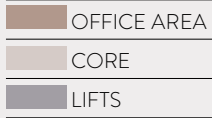
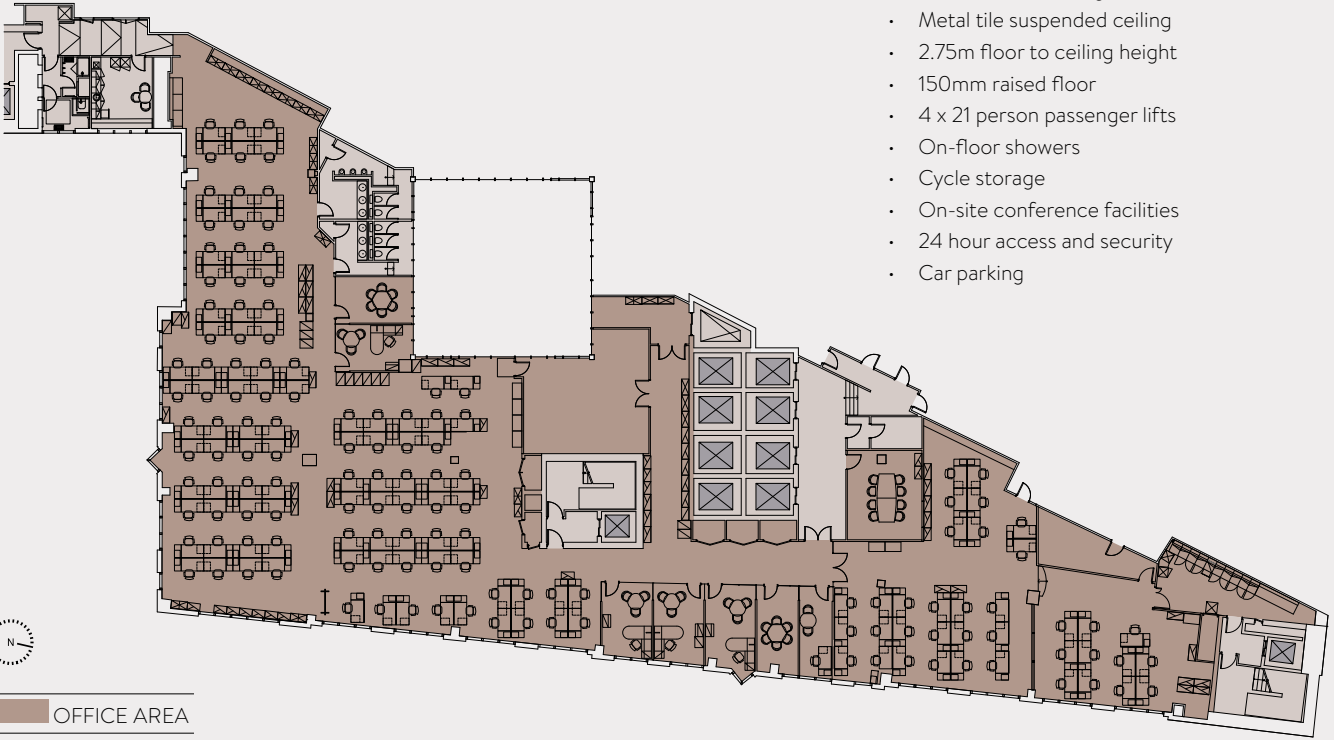
- 140 open plan desks
- 5 single person offices
- 3 meeting rooms
- Server/comms room
- Tea point & kitchen

ACCOMMODATION

FLOOR	SQ FT	SQ M
3rd	13,194	1,226

SPECIFICATION / AMENITIES

- Double height remodelled reception
- VAV air conditioning
- Metal tile suspended ceiling
- 2.75m floor to ceiling height
- 150mm raised floor
- 4 x 21 person passenger lifts
- On-floor showers
- Cycle storage
- On-site conference facilities
- 24 hour access and security
- Car parking



For indicative purposes only – not to scale.



On-site conference facilities

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:



TIM DAVIES
+ (44) 20 3440 9803
tim.davies@gryphonpropertypartners.com

JEREMY TRICE
+ (44) 20 3440 9802
jeremy.trice@gryphonpropertypartners.com

BH₂

SAM BOREHAM
+ (44) 20 7710 7963
samb@bh2.co.uk

CALLUM STIDSTON-NOTT
+ (44) 20 7710 7912
callums@bh2.co.uk

WWW.1AMERICASQUARE.CO.UK

IMPORTANT NOTICE: Gryphon Property Partners and GM Real Estate gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. December 2019.