

**/120/  
ALDERSGATE/**





**THE SPACE**



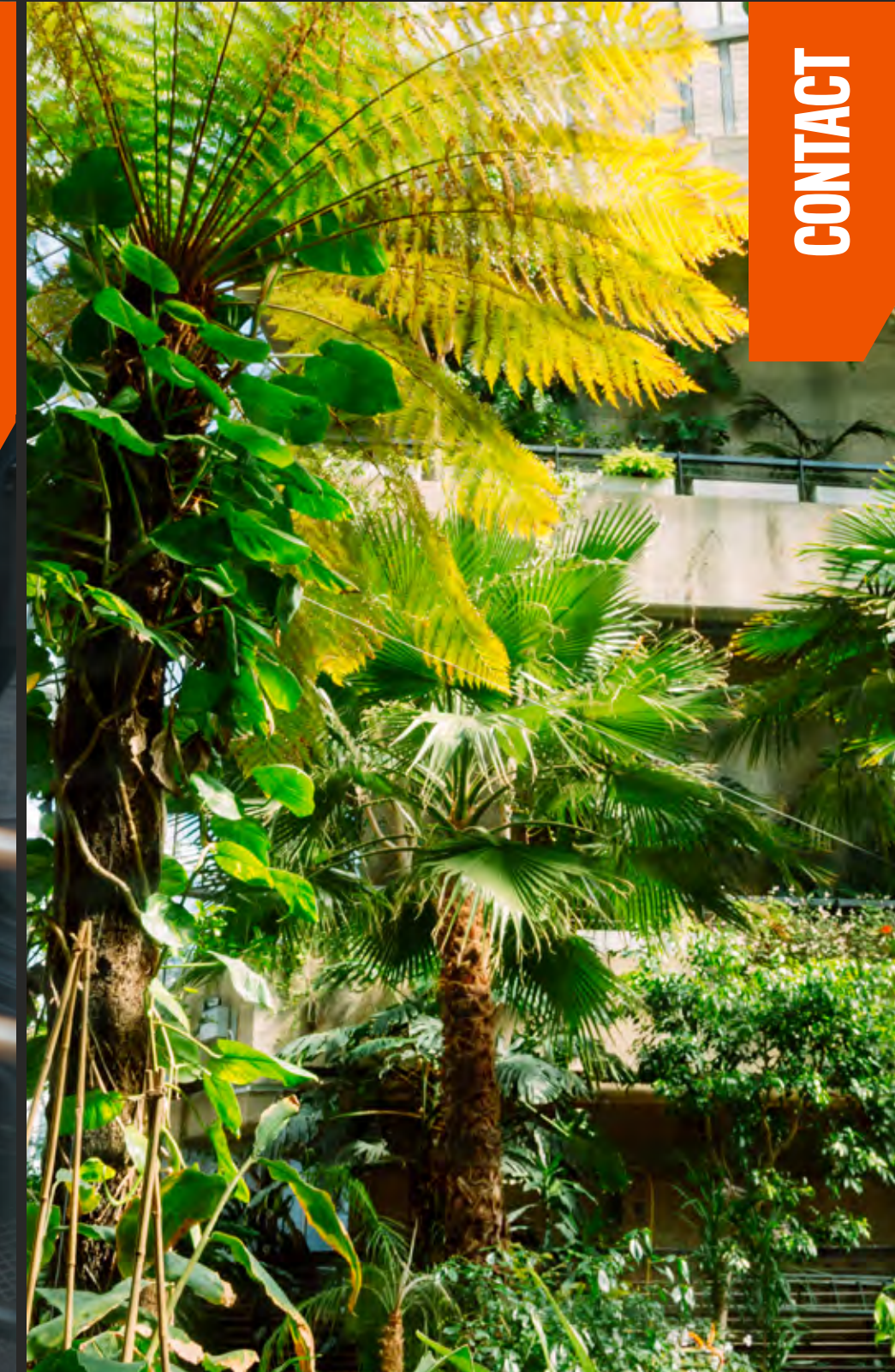
**THE BUILDING**



**THE AREA**



**CONNECTIONS**



**CONTACT**



# SP

## **FULLY REFURBISHED OFFICE SPACE**

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.

# ACE



THREE FLOORS OF RECENTLY  
REFURBISHED AND  
STUNNING FULLY FITTED  
OFFICE SPACE AVAILABLE  
FROM 3,988 - 13,268 SQ FT

AVAILABLE WITH A RANGE OF FLEXIBLE OPTIONS:



CAPSULE WORK-READY SPACE

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



ALL INCLUSIVE MANAGED SERVICES

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



BUILDING AMENITIES

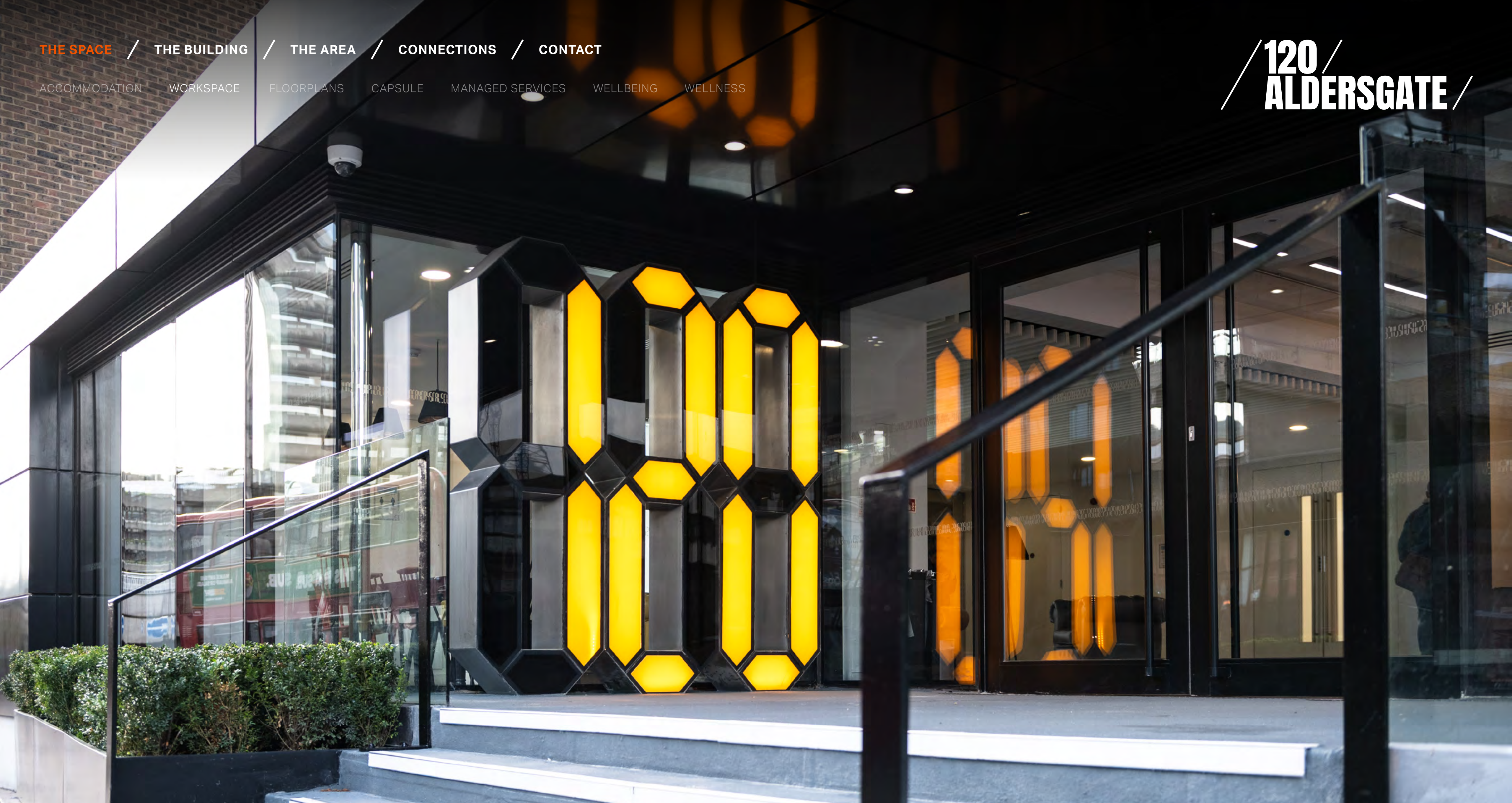
Communal space bookable via Work.Life including meetings rooms, hot desks and phone booths, available by separate arrangement.



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	Fully Furnished + Private Terrace	62-78	Spaceplan
First	7,082	Work.life		
Ground	5,552	Work.life		
TOTAL	13,263			





EXTERNAL FACADE

SECOND FLOOR FULLY FITTED

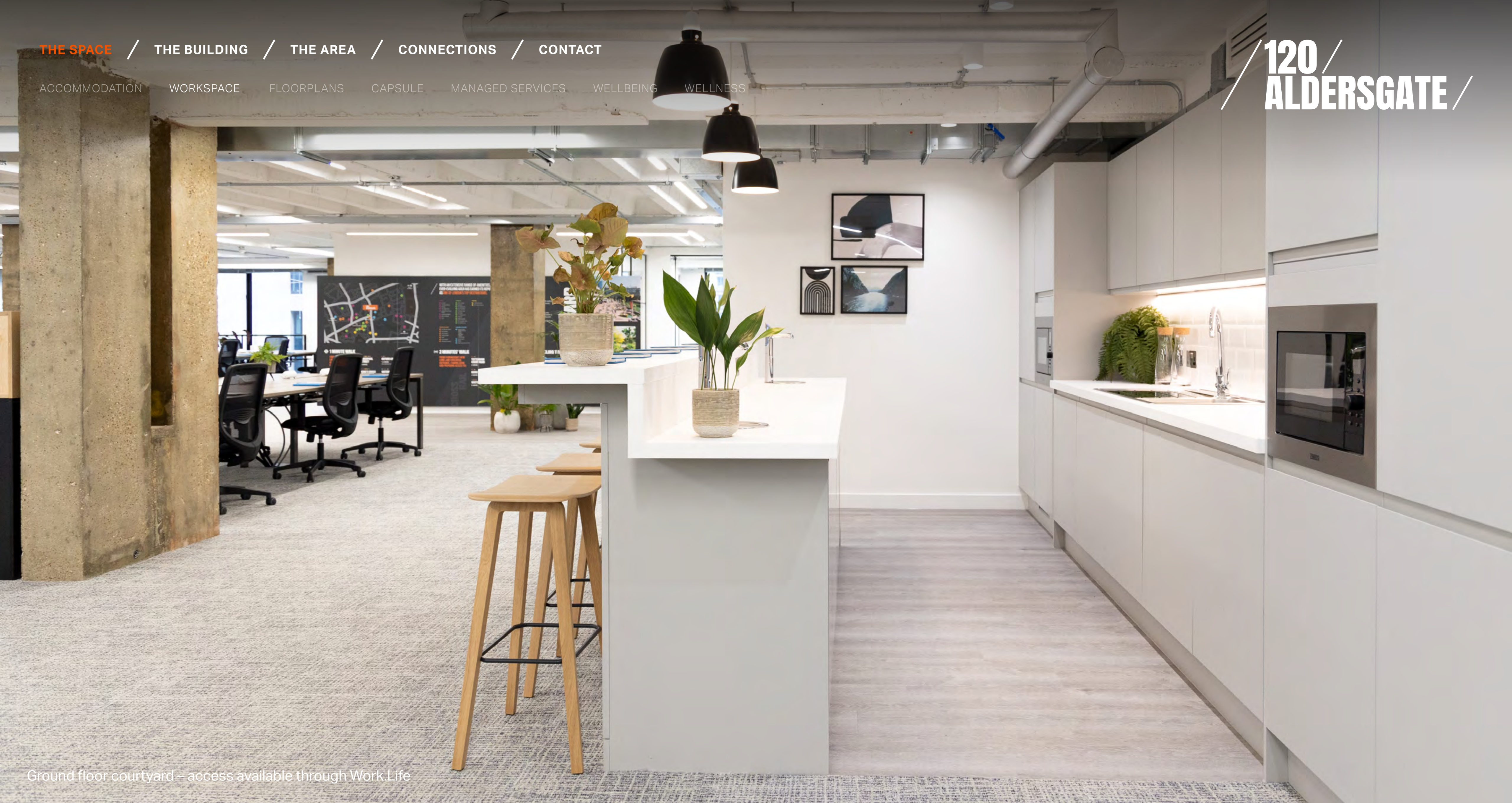
THIRD FLOOR FULLY FITTED





Ground floor courtyard – access available through Work.Life





Ground floor courtyard – access available through Work.Life





Second floor fully fitted





SECOND FLOOR


PLAN


6,743 SQ FT / 626 SQ M


Occupation density: 1 person to 7.75 m²


- 


82 desks
- 


5 meeting rooms
- 


1 tea point
- 

1 breakout area
- 

3 private phone booths
- 

Private terrace
- 

Private shower
- 

EPC rating B
- 

AirScore Gold rating




ALDERSGATE STREET





THIRD FLOOR


PLAN


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 SECOND, THIRD AND FIFTH FLOORS OFFER 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.

[DISCOVER MANAGED SERVICES >](#)

**Tailored Solutions Including:**

- High quality and professional 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

## FROM £135 PER SQ FT

Fifth floor monthly rate; £44,865\*

Third floor monthly rate; £73,350\*

Second floor monthly rate; £81,478\*

\* Includes rent, service charge, business rates, building insurance, dilapidations and all inclusive managed services.



# WELLBEING

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

It's important to ensure the indoor environmental quality (IEQ) is maintained as we spend a significant amount of time at work. Exposure to poor indoor air quality can cause an array of serious health issues, alongside also detrimentally impacting our productivity and performance at work.

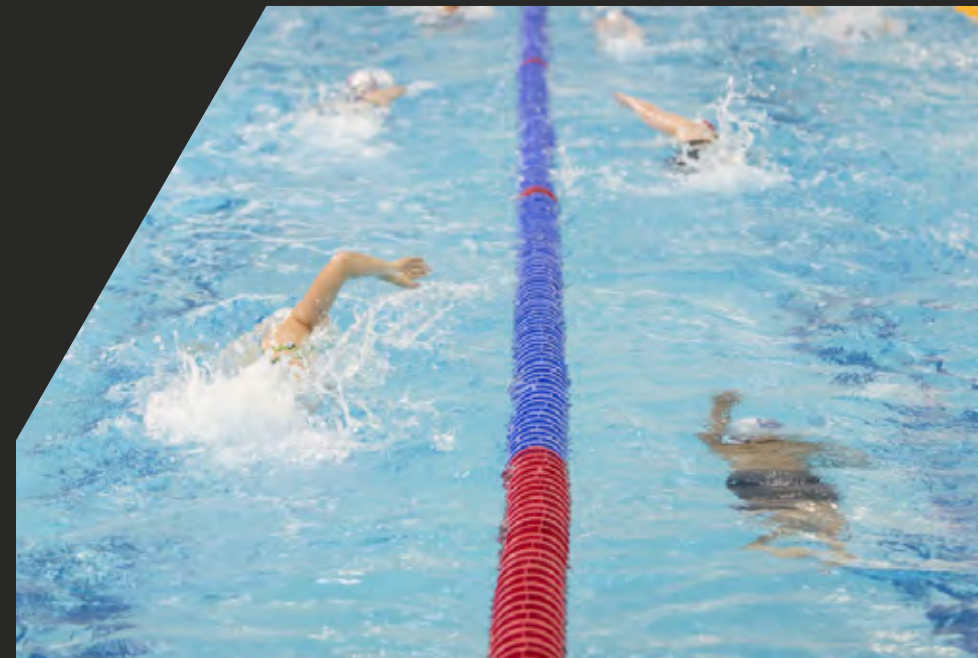
**We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:**

- 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



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

WELLNESS



#### **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.





THE SPACE / **THE BUILDING** / THE AREA / CONNECTIONS / CONTACT

OVERVIEW SPECIFICATION RECEPTION CYCLE

**120 /  
ALDERSGATE /**

# BUILDING

**COOL AND CONTEMPORARY  
WORKSPACE IN A BUZZING  
BUSINESS ENVIRONMENT**



WITH WORK LIFE OCCUPYING  
THE GROUND & FIRST FLOORS  
AMAZING PROVISIONS FOR  
ADDITIONAL OVERFLOW  
OPTIONS TO YOUR OWN  
PRIVATE OFFICE.



From the stylish entrance moments from Barbican station to the communal breakout area and excellent commuter facilities, 120 Aldersgate provides the ideal workplace.

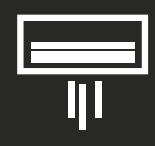
The second, third and fifth floors have been fully fitted with Capsule, Legal & General's work-ready solution.







# SUMMARY SPECIFICATION



New air conditioning



New LED lighting



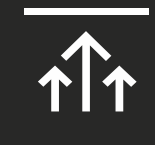
Superb natural daylight and volume with glazing spanning multiple elevations



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



Spacious lobby/ lounge area



New fully accessible metal tile raised flooring



Shower & WC facilities within the demise



Private terraces on second, third and eighth floors



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



# A WELCOMING RECEPTION

The stylish remodeled reception offers a warm welcome with a lounge area for guests and communal table for occupiers to use as an extension of the office space.







# AREA

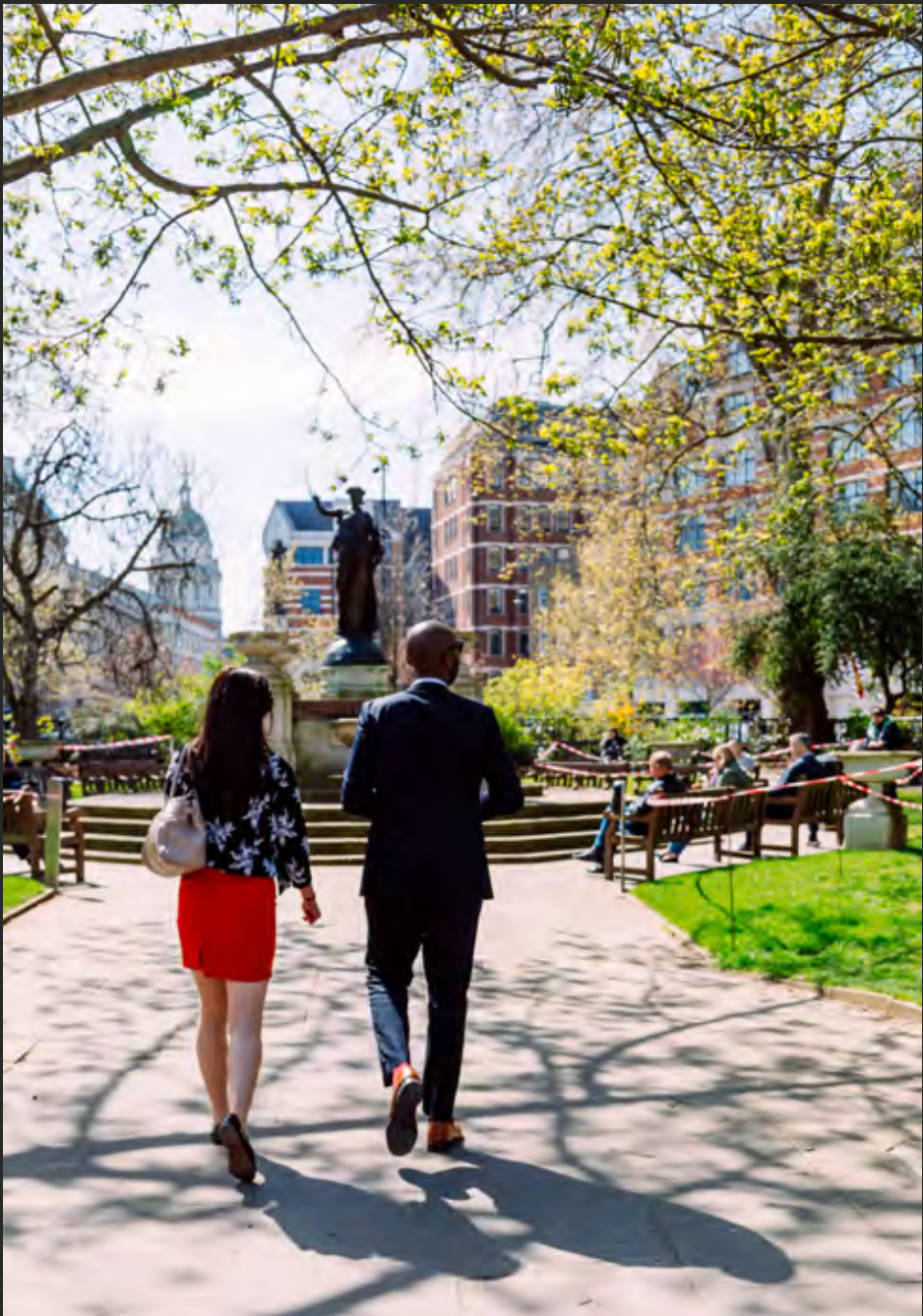
WITH AN EXTENSIVE RANGE OF AMENITIES, THIS EVER-EVOLVING AREA HAS EARNED ITS REPUTATION AS ONE OF LONDON'S TOP DESTINATIONS.



# WHAT'S AROUND

Centred around world-famous Smithfield Market, Farringdon is a mecca for foodies, with some of London's favourite restaurants including Hix, Polpo and St John's having opened their first restaurants here and newer additions such as Fork and Talk keeping the tradition of fine dining in Farringdon alive.

Unsurprisingly you can expect farm fresh produce and experimental menus, plus plenty of low key options along with street food at nearby Leather Lane. A creative crowd spills out onto the cobbled streets almost religiously after work to enjoy craft beers, fine wines or just a simple pint at one of the many locals.



# FARRINGTON





- 01. BENCH CAFE  
Stylish courtyard cafe for breakfast and lunch.
- 02. LEATHER LANE  
Vibrant weekday food market.
- 03. SMITHFIELD MARKET  
Historic weekday market surrounded by eating and drinking hotspots.

# FARRINGTON



WHAT'S AROUND

As a world-class cultural hub, the iconic Barbican Centre is the beating heart of this cool neighbourhood. Quirky bars and tantalising restaurants challenge Farringdon's foodie scene and tempt City slickers from Moorgate and St Paul's.

But it's the Barbican Centre itself which is the jewel in the crown. Hours can pass you by at this brutalist metropolis, home to cinemas, theatres, galleries, restaurants, bars, a glorious conservatory and oodles of outdoor space to relax in the sunshine.

BARBICAN







**01. BARBICAN**

World class culture and entertainment in an iconic space.

**02. LOOK MUM NO HANDS!**

Unique cycle cafe with bar and workshop.

**03. BARBICAN**

London's second biggest conservatory, a hidden tropical oasis.



120 /  
ALDERSGATE /



A



WHAT'S AROUND

Being just a stone's throw from St Paul's, you can take advantage of all the amenities on offer from premium fitness studios to fine dining. Hit the old banking hall and one of the seven restaurants at The Ned, sip cocktails on the rooftop terrace of Savage Garden or browse the shops at One New Change.



# ARTV



**01. PATERNOSTER SQUARE**

Lively outdoor space with food markets, sport screenings, restaurants and bars.

**02. THE HAPPENSTANCE**

Garden inspired bar and restaurant with terrace for al fresco dining.

**03. LOMBARD STREET**

Fine dining at this stalwart City brasserie and bar opposite Bank.





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

COFFEE & LUNCH

- 22 Clerkenwell Grind
- 23 Look Mum No Hands!
- 24 Pret A Manger
- 25 Tesco Express
- 26 Giddy Up Coffee
- 27 LEON
- 28 Redemption Roasters

DRINKING

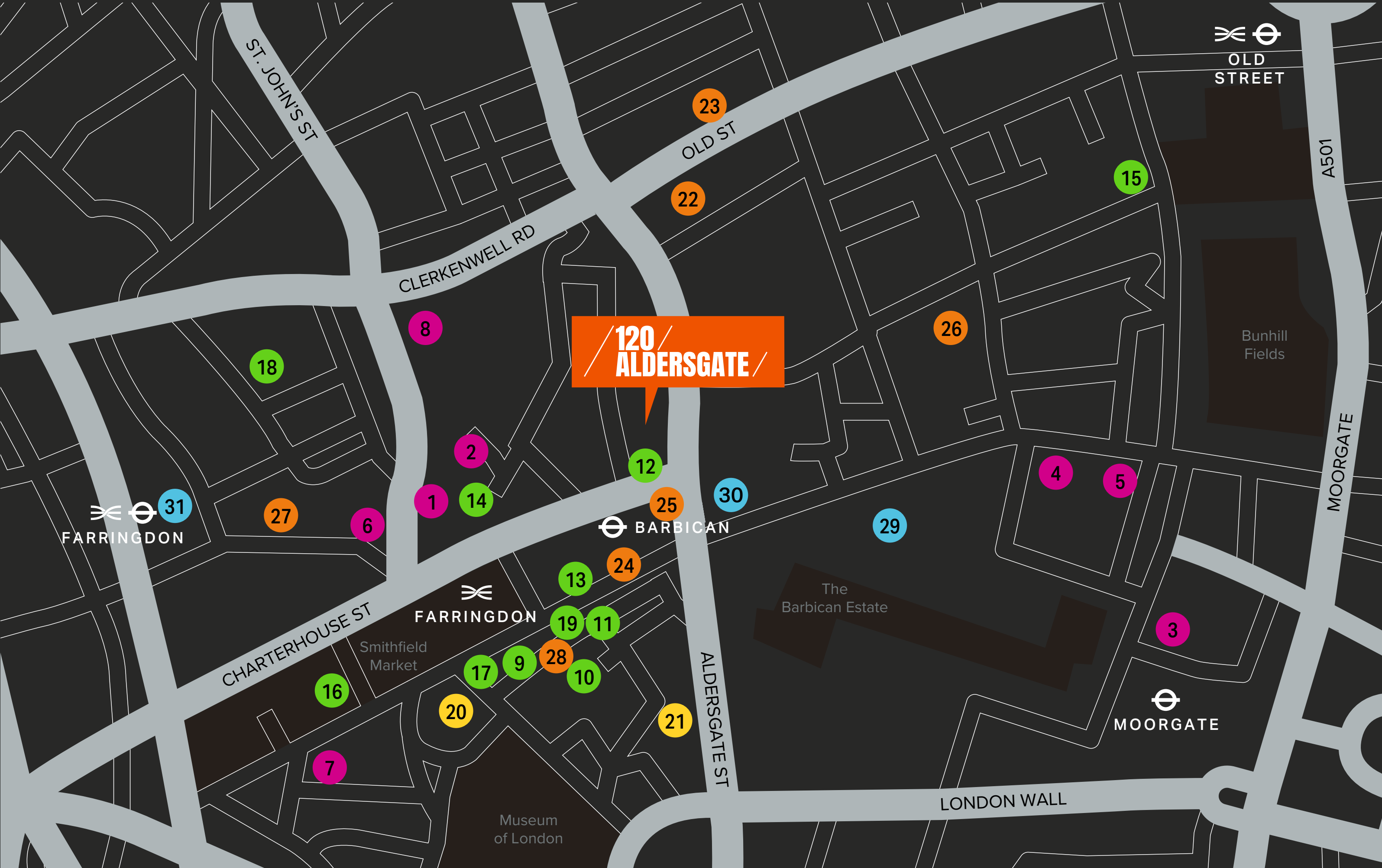
- 9 Ask For Janice
- 10 Rising Sun
- 11 The Old Red Cow
- 12 Piano Smithfield
- 13 The Sutton Arms
- 14 The Vestry
- 15 The Artillery Arms
- 16 Oriole Bar
- 17 St Bart's Brewery
- 18 The Jerusalem Tavern
- 19 The Old Red Cow

LEISURE & CULTURE

- 29 Barbican Centre
  - Barbican Kitchen
  - Bonfire
  - Osteria
  - Martini Bar
  - Cinema
  - Conservatory
- 30 Nuffield Health
- 31 MOB45

PARKING

- 20 Smithfield Car Park
- 21 NCP London Barbican





# 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 SPACE](#) / [THE BUILDING](#) / [THE AREA](#) / [CONNECTIONS](#) / [CONTACT](#)

[UNDERGROUND](#) [CROSSRAIL](#) [LOCAL MAP](#)

**120 /  
ALDERSGATE /**

# CONNECTIONS

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





2 MINUTES' WALK  
FROM FARRINGTON'S NEW LONG LANE CROSSRAIL  
ENTRANCE PROVIDING ACCESS TO:



TOTTENHAM  
COURT ROAD

2 MINS



BOND ST

4 MINS



WHITECHAPEL

5 MINS



PADDINGTON

8 MINS



CANARY WHARF

8 MINS



HEATHROW

30 MINS

CROSSRAIL







1 MINUTE WALK

FROM 3 UNDERGROUND LINES AT BARBICAN STATION:  
HAMMERSMITH & CITY, METROPOLITAN & CIRCLE



LIVERPOOL  
STREET

2 MINS



KING'S CROSS  
ST PANCRAS

5 MINS



BAKER ST

11 MINS



OXFORD CIRCUS

14 MINS  
(VIA LIVERPOOL ST)



WATERLOO

16 MINS  
(VIA LIVERPOOL ST & AND BANK)

UNDERGROUND







# THE CITY

# CYCLE

/ 120 /  
ALDERSGATE /

Commuting by two wheels is easy with direct ramped access to secure cycle storage at the rear of the ground floor, and refurbished showers available inside the building.



STANDARD  
CYCLE TIMES

12 MINS  
WATERLOO

04 MINS  
OLD STREET

15 MINS  
BETHNAL GREEN

11 MINS  
LONDON BRIDGE

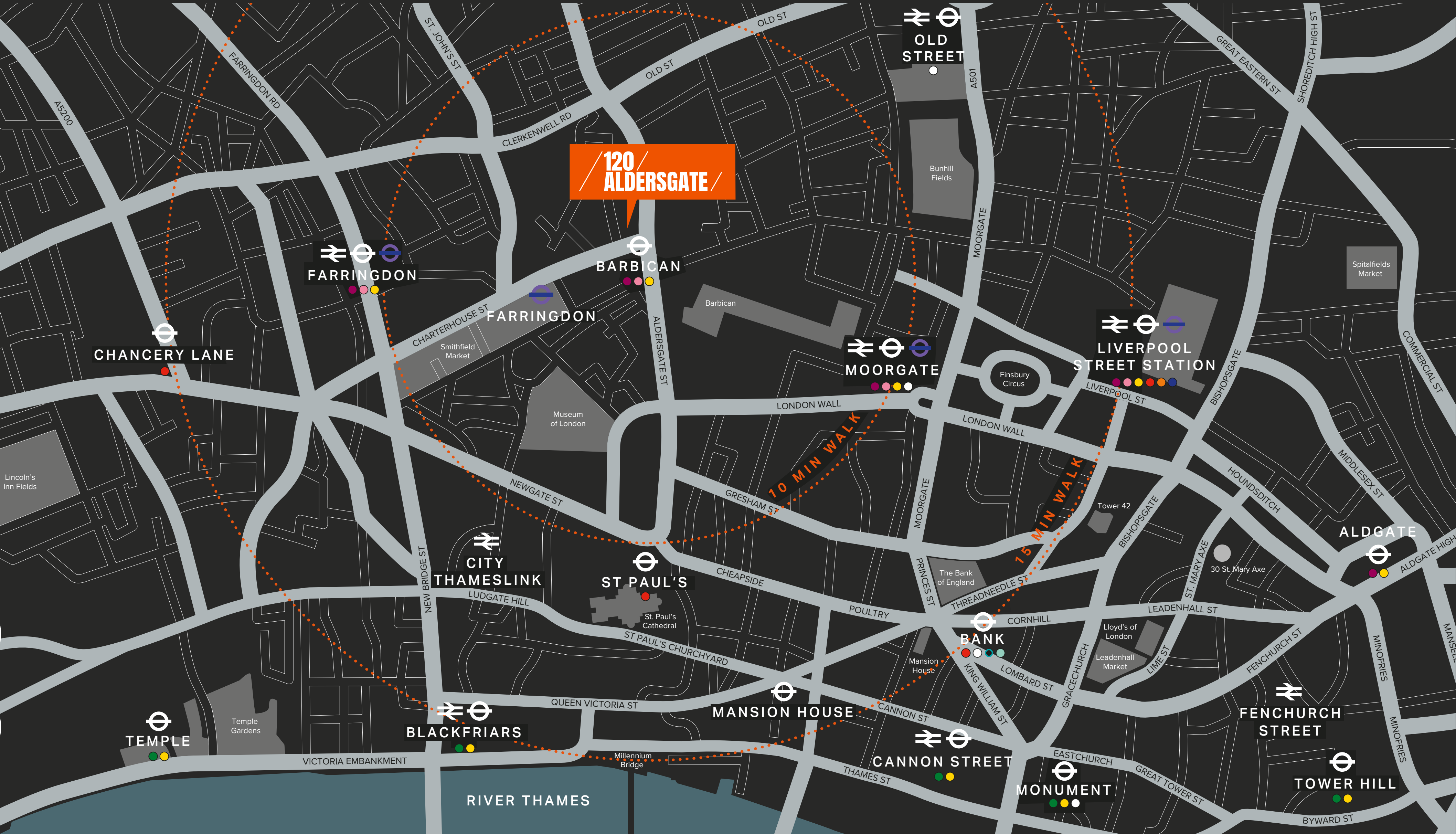
27 MINS  
CANARY WHARF

12 MINS  
KING'S CROSS

28 MINS  
PADDINGTON



LOCAL MAP





CONTACT



020 7101 4141

TOM LEAHY

07955 147 734  
tom@situu.co.uk

HOLLY POLLOCK

07946 609 706  
holly@situu.co.uk

HARRY MURPHY

07792 802 640  
harry@situu.co.uk



020 7588 4433

JAMES NEVILLE

07789 658 540  
james.neville@allsop.co.uk

ALICE KEOGH

07721 969 918  
alice.keogh@allsop.co.uk

HARRY GUY

07917 918 124  
harri.guy@allsop.co.uk

120ALDERSGATESTREET.CO.UK

Misrepresentation Act: Important notice: Colliers and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Colliers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed by J2.net. April 2023.

AN INVESTMENT BY

