



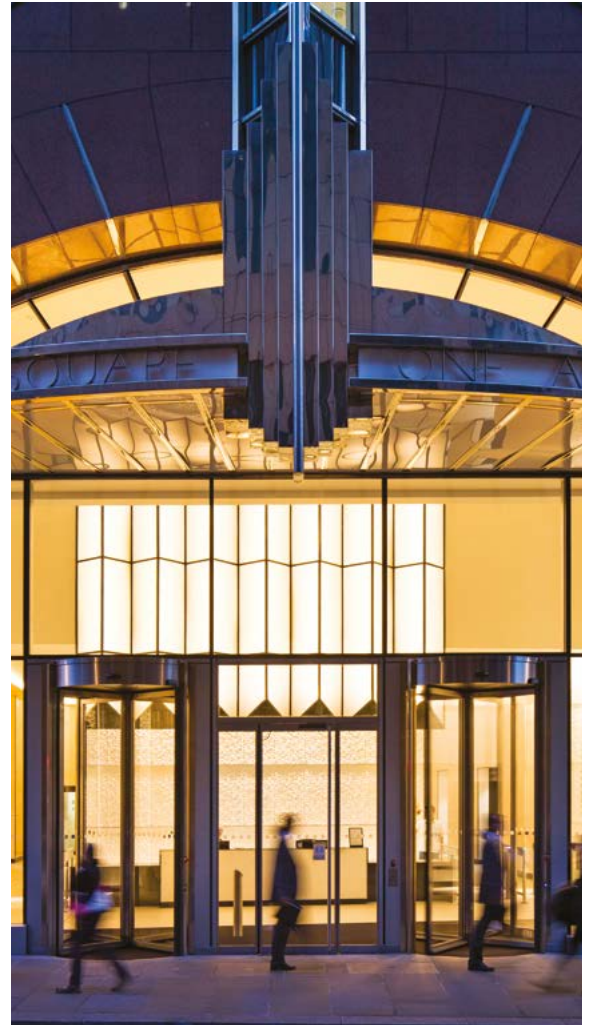
**AMERICA**  
SQUARE

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

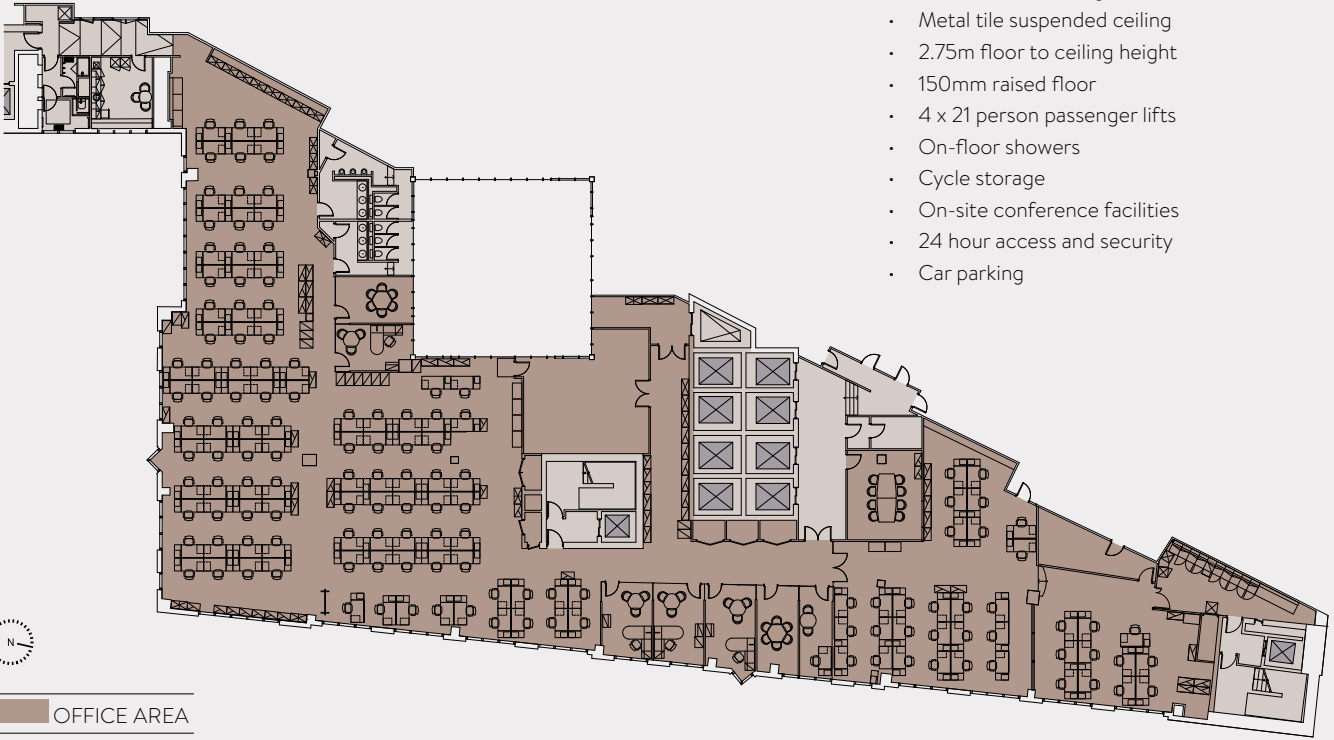
- 140 open plan desks
- 5 single person offices
- 3 meeting rooms
- Server/comms room
- Tea point & kitchen




## 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



	OFFICE AREA
	CORE
	LIFTS

For indicative purposes only – not to scale.



140 open plan desks



Tea point & kitchen

## 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:



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