



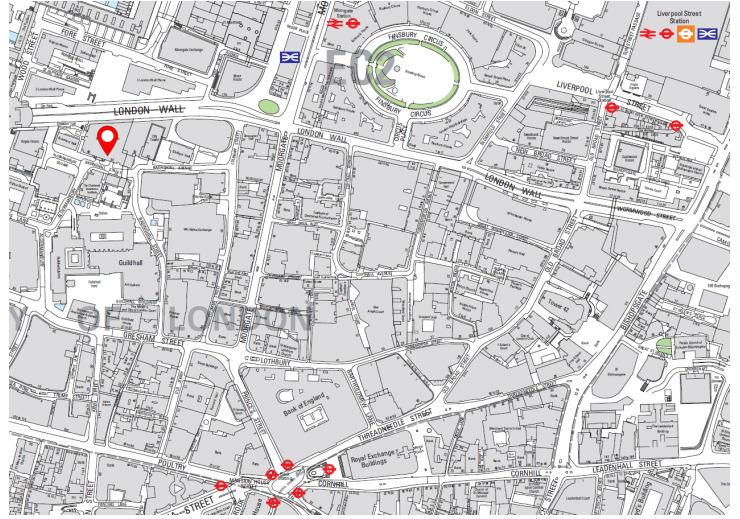
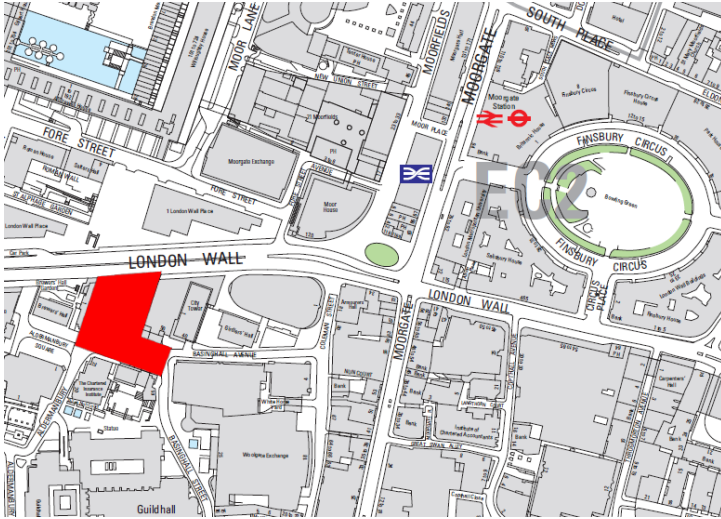
## 2 Aldermanbury Square, London, EC2

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29,077 sq ft\* of New Grade A Space available at 2 Aldermanbury Square - premium office in a prime City location.

- Generous natural light
- Efficient, Flexible Floorplates
- Sublease from Clifford Chance
- Brand New Development
- Prominent doubleheight reception
- Excellent transport connectivity
- High-quality end of trip facilities

*\*Subject to Remeasurement*



## Summary

Available Size	11,449 to 29,077 sq ft / 1,063.65 to 2,701.34 sq m
Rent	POA
Rates Payable	£27.33 per sq ft per annum (estimated & exclusive)
Service Charge	£11.50 per sq ft per annum (estimated)
EPC	A

## Description

2 Aldermanbury Square is a flagship office redevelopment in the City of London, designed by Allies and Morrison. Arranged over basement, ground and twelve upper floors, the scheme will deliver high quality Grade A accommodation with efficient, flexible floorplates, generous natural light and a prominent double height reception.

The building targets best in class sustainability standards (including BREEAM Outstanding, NABERS 5\* and EPC A) and is scheduled to complete in Q1 2026.

## Location

2 Aldermanbury Square occupies a prime position in the City, close to leading financial and professional services occupiers and an extensive mix of retail, dining and cultural amenities. The development enhances local permeability with new routes and landscaped spaces, integrating with the wider pedestrian network and supporting a high quality work lifestyle environment.

Transport connectivity is excellent, with Moorgate 50 yards away, Liverpool Street and Bank stations a short walk away, providing the Elizabeth line and National Rail, plus the Northern, Central, Circle, Hammersmith & City, Metropolitan and Waterloo & City lines, making it one of the most accessible locations in Central London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	11,449	1,063.65	Available
2nd	17,628	1,637.69	Available
<b>Total</b>	<b>29,077</b>	<b>2,701.34</b>	



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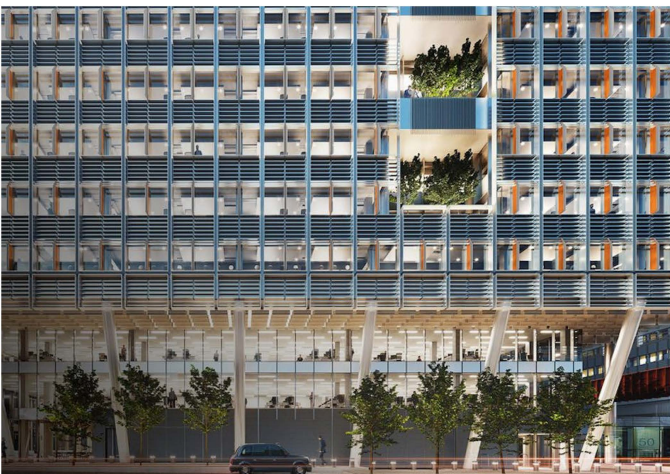
george.homer@cushwake.com

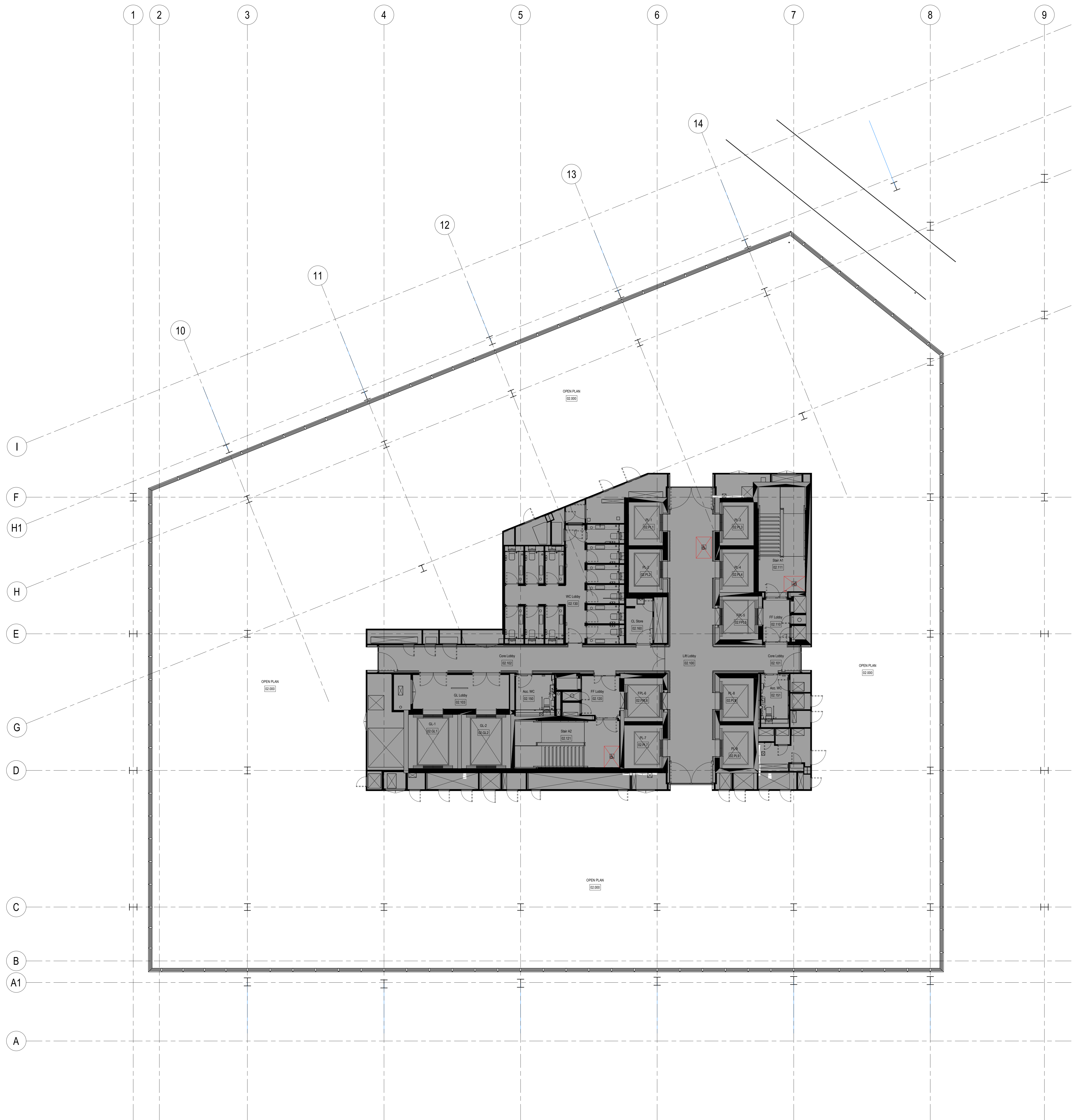


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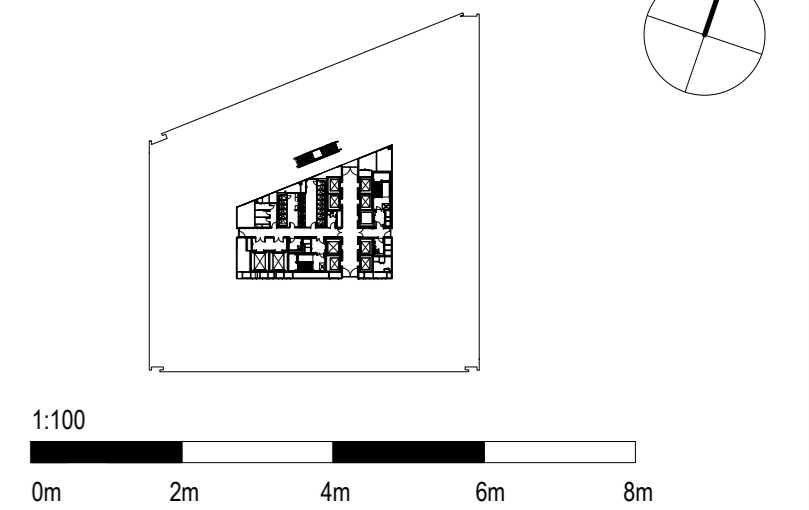
**LEGEND**

- DENOTES AREA OUT OF SCOPE
- DENOTES AREA DESIGNED BY OTHERS
- DENOTES FIRE CALL POINT
- DENOTES FIRE CURTAIN
- DENOTES MINIMUM DIMENSION CONTRACTOR TO ENSURE DIMENSION MAINTAINED DURING CONSTRUCTION
- DENOTES PLAN DETAIL REFERENCE. REFER TO DETAIL ON SHEET NOMINATED
- DENOTES TURNING CIRCLE DIMENSIONS
- DENOTES EFFECTIVE CLEAR WIDTH
- DENOTES BOLLARDS

**GENERAL NOTES**

- PLANS SHOW AREAS WITHIN CLIENT LEASE / DEMISE. BASE BUILDING CORE, AMENITIES, OR OTHER AREAS ARE OUT OF SCOPE OF FITOUT WORKS.
- DRAWING TO BE READ IN CONJUNCTION WITH APPLICATION TO / RESPONSE FROM BUILDING CONTROL. CONTRACTOR TO IMPLEMENT ANY CONDITIONS OF BUILDING CONTROL APPROVAL.
- REFER TO ID-01600 SERIES FIRE PLANS FOR DETAILS OF FIRE RATED CONSTRUCTION AND MINIMUM TRAVEL DISTANCES TO BE MAINTAINED DURING CONSTRUCTION.

REFERENCE MAP NORTH



**NOTES**

1. Do not scale drawing. Written dimensions govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings.

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REV	DESCRIPTION	DATE
P01	STAGE 3 - ISSUE FOR COORDINATION	13/09/25
C01	STAGE 3	11/07/25
P02	STAGE 4 - ISSUE FOR COORDINATION	19/09/25
P03	STAGE 4 - ISSUE FOR COORDINATION	17/10/25
P04	STAGE 4 - ISSUE FOR COORDINATION	21/11/25
C02	STAGE 4	19/12/25

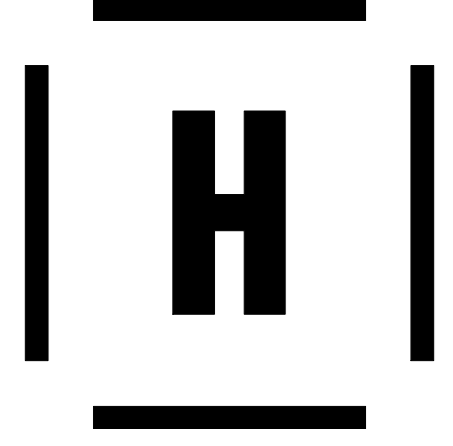
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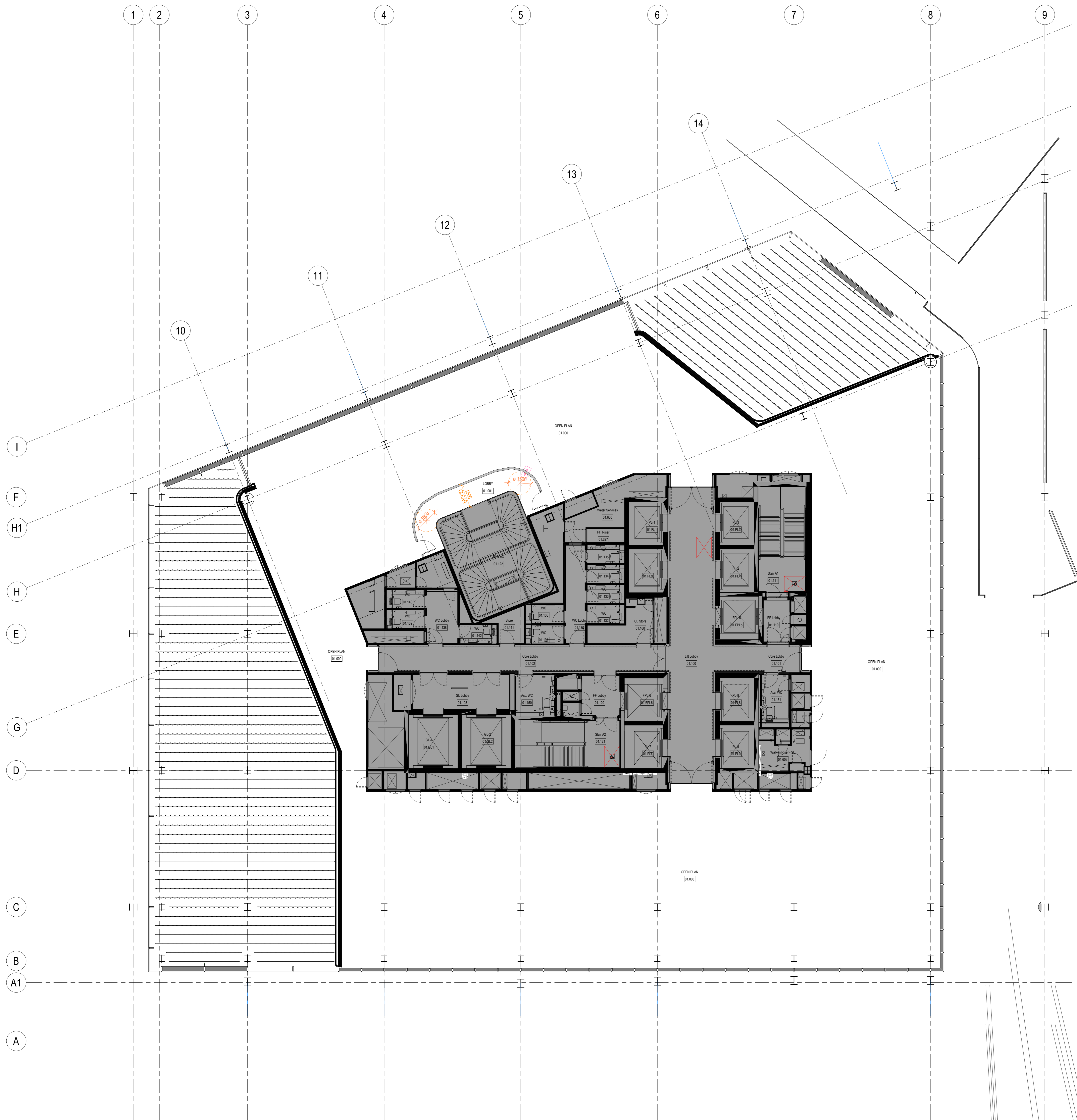
**CLIENT**  
 CLIFFORD CHANCE  
**PROJECT**  
 2AS  
 2 ALDERMANBURY SQUARE  
 LONDON

**STATUS**  
 RIBA STAGE 4  
**DRAWING TITLE**  
 GENERAL ARRANGEMENT PLAN - LEVEL 02

**REVIEWED** SCALE @ A0  
 AC 1 : 100  
**APPROVED** PROJECT NO.  
 MB 017500

**Proj-Orig-Vol-Lev-Typ-Rol-Num** Rev  
 2AS-HSL-FX-02-DR-ID-01002 C02





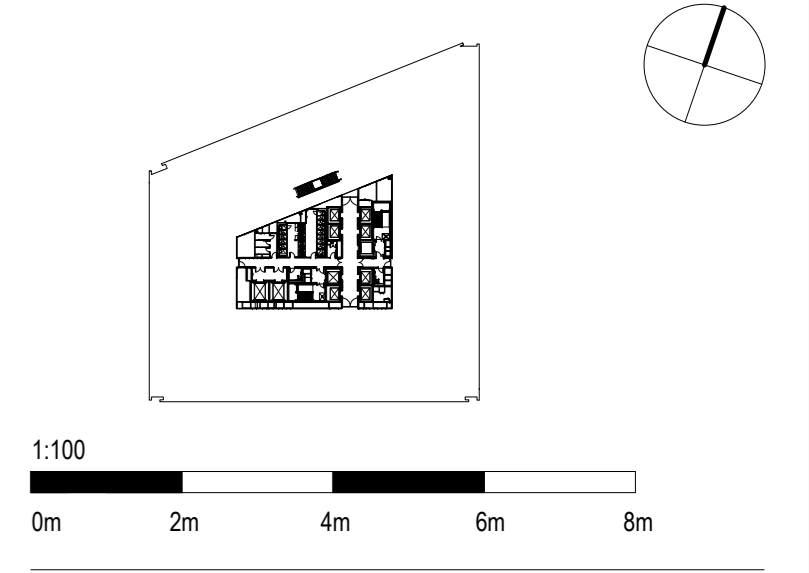
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**REFERENCE MAP** **NORTH**



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 CLIFFORD CHANCE  
**PROJECT**  
 2AS  
 2 ALDERMANBURY SQUARE  
 LONDON

**STATUS**  
 RIBA STAGE 4  
**DRAWING TITLE**  
 GENERAL ARRANGEMENT PLAN - LEVEL 01

<b>REVIEWED</b>	<b>SCALE @ A0</b>
AC	1 : 100
<b>APPROVED</b>	<b>PROJECT NO.</b>
MB	017500

<b>Proj-Orig-Vol-Lev-Typ-Rol-Num</b>	<b>Rev</b>
2AS-HSL-FX-01-DR-ID-01001	C02

