

London EC4

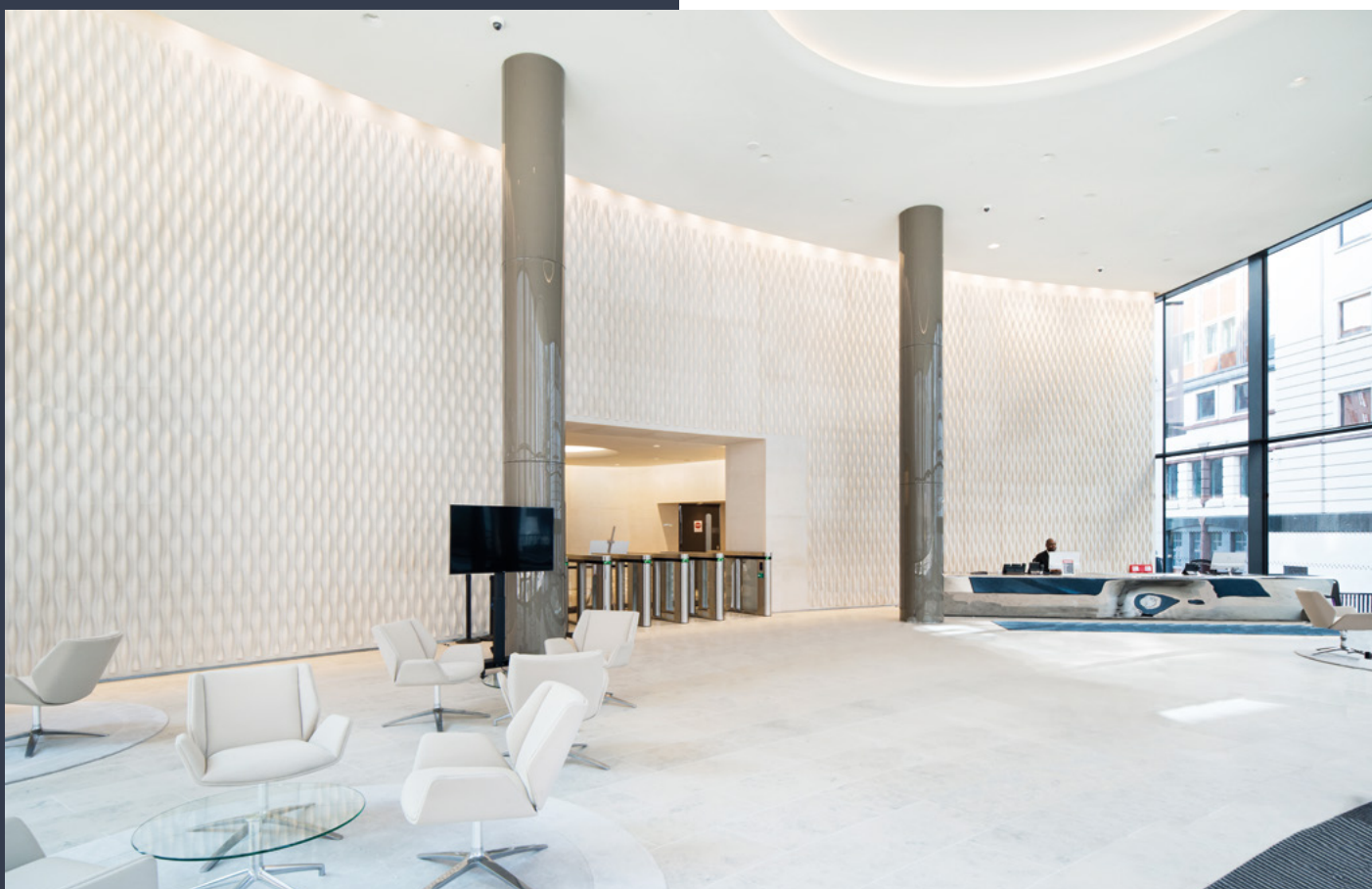
# 2 NEW LUDGATE

22,551 Sq Ft 5th Floor  
Plug & Play Office To Let

# A striking example of contemporary architecture

2 New Ludgate is a modern, highly specified, Grade A office building well located on the western edge of the City, close to Holborn and Midtown. It features exceptional architecture with iconic multi-coloured window louvres.

The building has an impressive reception area, offering a contemporary welcome to visitors and guests.





# Fully fitted space with impressive views

The available accommodation is on the fifth floor and offers a 22,551 sq ft efficient floorplate, it has exceptional natural light and is fully fitted out to a very high standard. The building and available fifth floor offer the following features:



BREEAM 'Excellent' and EPC rating 'B'



Design occupancy levels of 1 person per 8 sq m



Grade A offices



Fully fitted out office accommodation



Sun-shielding window louvres



Raised floors



Excellent floor to ceiling heights



16 showers, 162 bike racks and locker facilities



Secure telecom and power infrastructure allowing high levels of resilience



4-pipe fan coil air conditioning





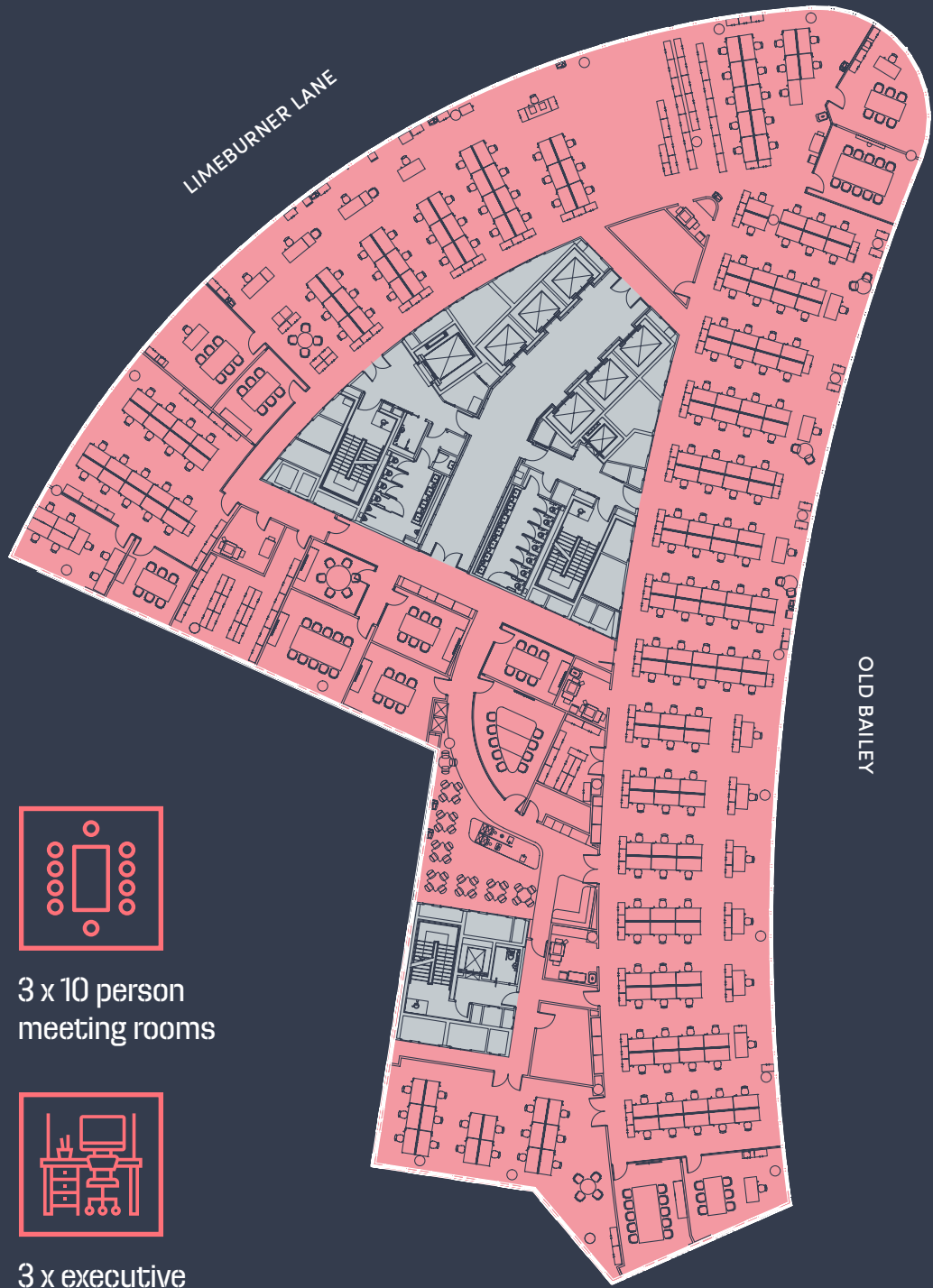
# An efficient floorplate with a versatile layout

The fifth floor is fitted out and has exceptional natural light. It has an ideal mix of open plan workspaces accompanied by spacious meeting rooms, all complemented by impressive views.

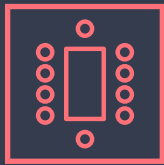
The floor also features collaboration and break-out areas, providing further spaces in which to work, meet or grab a coffee.



Fifth Floor Existing Space Plan  
22,551 Sq Ft / 2,095 Sq M



216  
Hotdesks



3 x 10 person  
meeting rooms



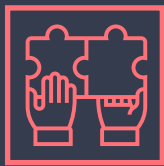
6 x 6 person  
meeting rooms



3 x executive  
offices



1 x break out  
space



1 x collaboration  
room

LUDGATE HILL

Plan not to scale. For indicative purposes only.



# A short walk from iconic amenities

2 New Ludgate is close to the vibrant amenities of Smithfield Market, Paternoster Square, One New Change and Bow Lane.

Communication links are excellent, with easy access to mainline, underground and in the future Elizabeth Line stations. The following stations are all within a short walk:



**City Thameslink**



**St Paul's**



**Farringdon**



**Cannon St**



**Bank**



**Moorgate**



Walk times from the building in minutes.  
Journey times sourced from TfL.



2newludgate.london

## Terms

Upon application.

## Viewings

Strictly through the sole letting agents.

## Steve Lydon

020 7588 4433  
steve.lydon@allsop.co.uk

## Peter Lance

020 7588 4433  
peter.lance@allsop.co.uk



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