



123 Minorities

London EC3N 1NT

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No VAT on Rent | EPC B Rating

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Current Availability

4th Floor with Terrace | 750sqft

1st Floor Minorities | 460sqft

1st Floor Vine Street | 460 sqft

GR Floor Vine Street 275sqft

LG Floor Vine Street – 440 sqft

24 February 2026

Modern Office Space to Rent
Flexible Terms

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Small Self-Contained Office Building

Located Between Aldgate, Tower Hill, Fenchurch Street and DLR Stations

Meticulously Managed with facilities

- 8 Person Meeting Room Video Conference
- Shower Room
- Lockers
- Bicycle Racks
- Lock up Storerooms
- High Speed Lease Line
- Passenger Lift
- 24 / 7 / 365 Access
- All offices with video entry phone
- EPC B Rating
- Building **Not Elect** for VAT

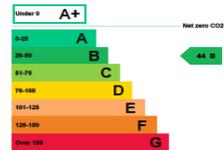
Energy performance certificate (EPC)	
123 MINORIES LONDON EC3N 1NT	Energy rating B
Valid until:	17 October 2025
Certificate number:	693-4632-9763-3821-1141

Property type: Offices and Workshop Businesses
Total floor area: 777 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
This property's current energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others
Properties similar to this one could have ratings:

If newly built: 14 A
If typical of the existing stock: 56 C



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Current Availability | Summary

Leases will be direct from Freeholder
Flexible Options Available

- 12 Month License All Inclusive (Rent / Rates / Service Charge / Insurance / Small Power / 20MB Internet)
- Traditional Outside the Act Leases – 2 year to 5 year, with break clauses if required

4th Floor with Terrace | 750sqft | Office | Up to 16 desks | GBP£7,000 | 12 Month License

1st Floor Minorities | 460sqft | Office | 10 desks | GBP£4,400 | 12 Month License

1st Floor Vine Street | 460 sqft | Office | 10 desks | GBP£2,400 | 12 Month License

GR Floor Vine Street 275sqft | | Office | 6 desks | GBP£4,000 | 12 Month License

LG Floor Vine Street – 440 sqft | Suitable for Medical Unit / Studio / Treatment / Training | GBP£2, 200

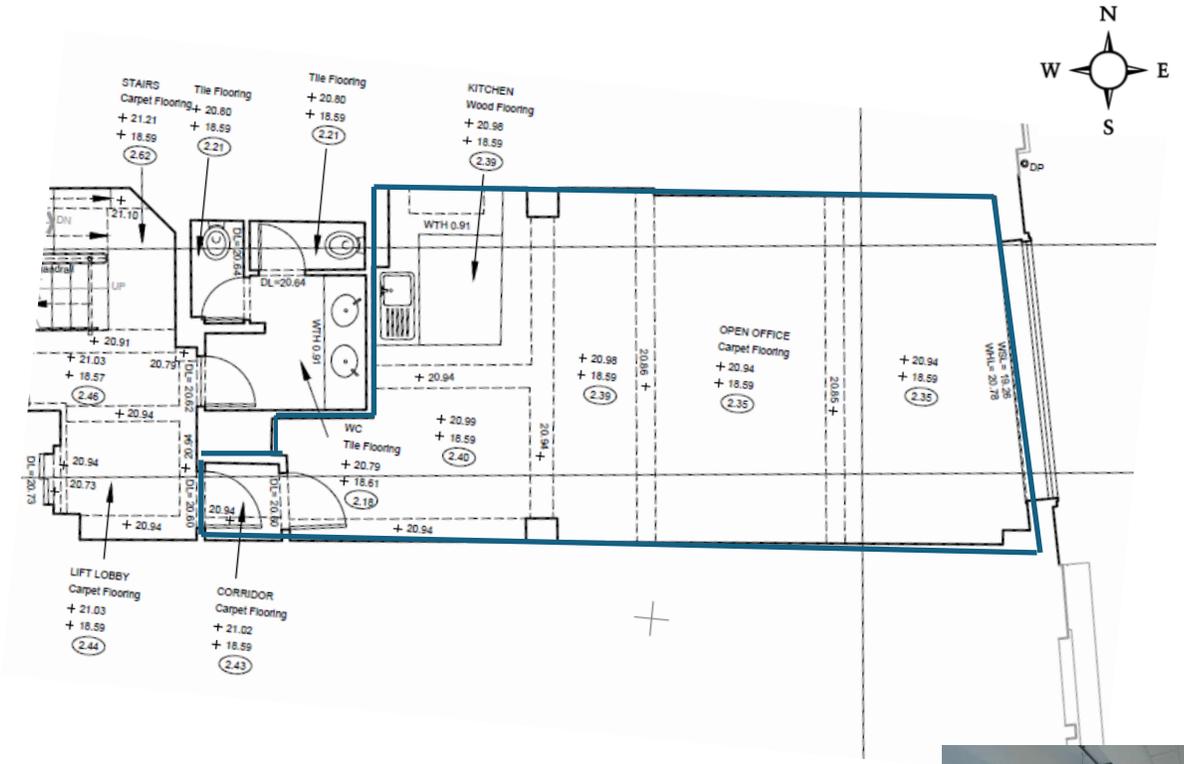
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Availability | 1st Floor

Minories | Facing

Ready to Move In | Plug & Play

- 1st Floor Office
- 460 sqft
- Integrated Kitchenette
- Good Natural Daylight
- Air-Conditioning
- Fully Modernized | 10 desk layout with meeting table
- GBP 4,400 per month (all inclusive)



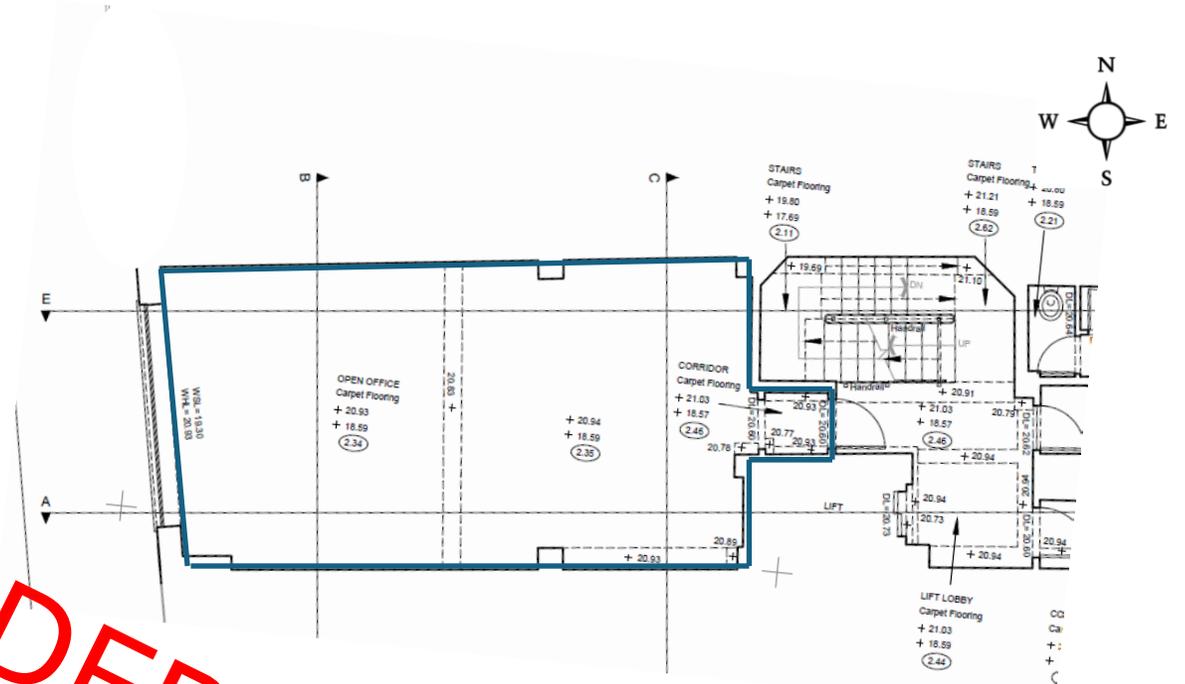
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Availability | 1st Floor

Vine Street | Facing

- 1st Floor Office
- 460 sqft
- Vine Street facing (West)
- Good Natural Daylight
- Air-Conditioning
- Video Entry Phone
- Fully Modernized | 10 desk layout
- GBP 4,000.00 per month (all inclusive)

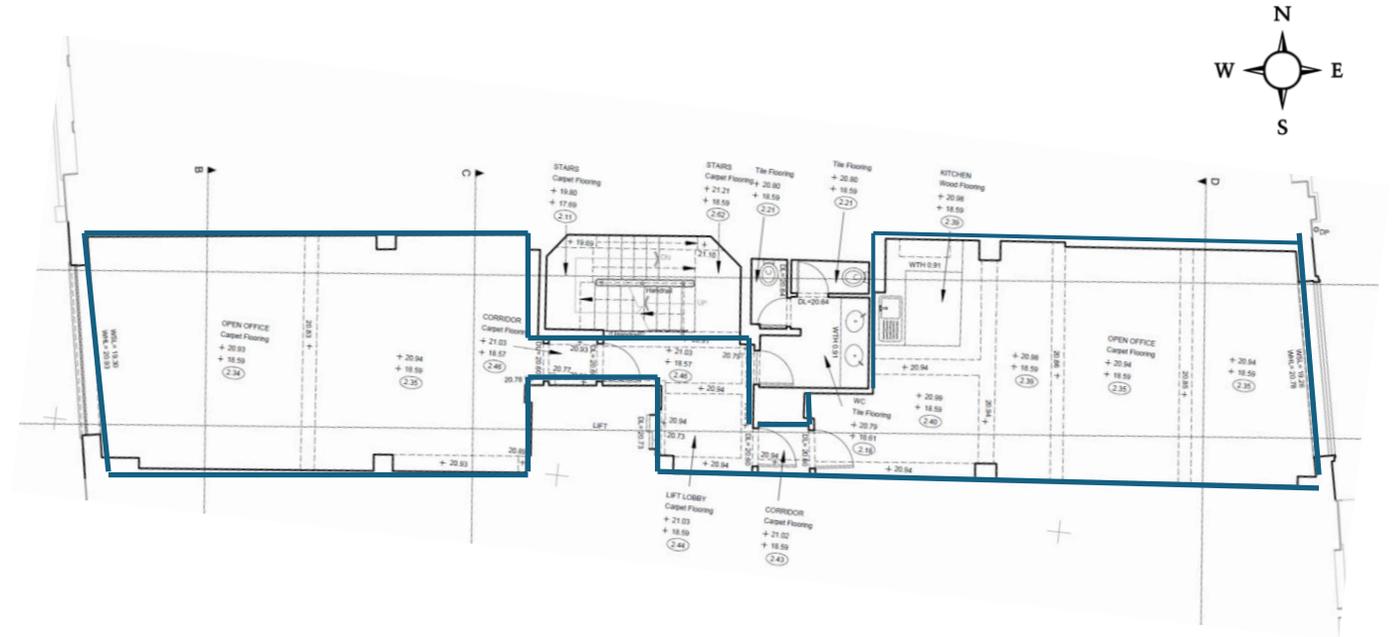
**UNDER
REFURBISHMENT**



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Availability | 1st Floor

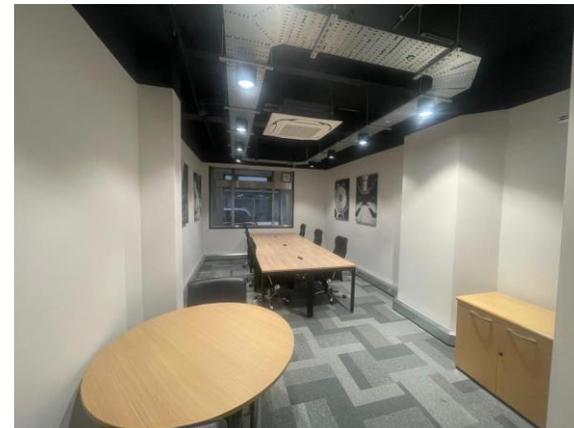
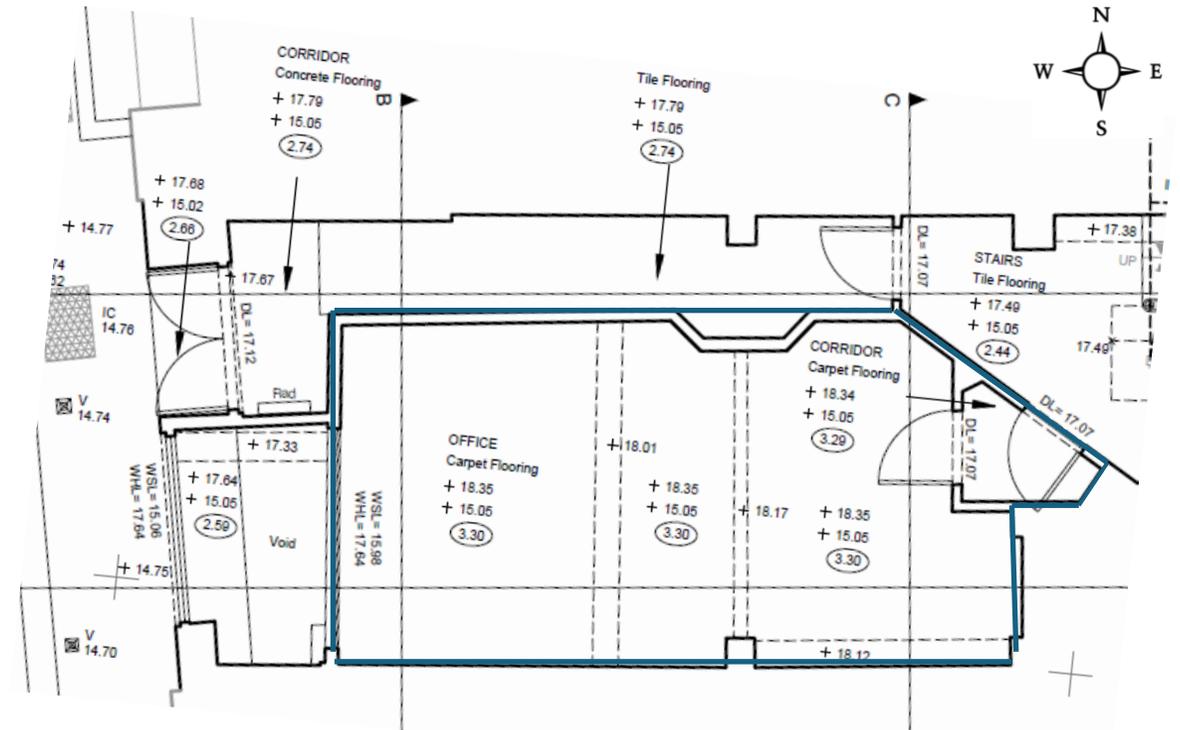
Minories & Vine Street | Facing



- 1st Floor Office
- Both Offices 920 sqft (460 sqft each)
- Minories Facing (East) & Vine Street (West)
- Good Natural Daylight
- WiFi Enabled
- Air-Conditioning
- Fully Modernized | 20 desk layout with meeting table
- GBP 8,000.00 per month (all inclusive)

123 Minorities | EC3N 1NT Availability | Ground Floor Vine Street | Facing Ready to Move In | Plug & Play

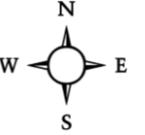
- Ground Floor Office
- 275 sqft
- Vine Street Facing (West)
- Good Natural Daylight
- Air-Conditioning
- WiFi Enabled
- Lease Line Wired
- Fully Modernized | 6 desk layout with meeting table
- GBP 2,400 per month (all inclusive)



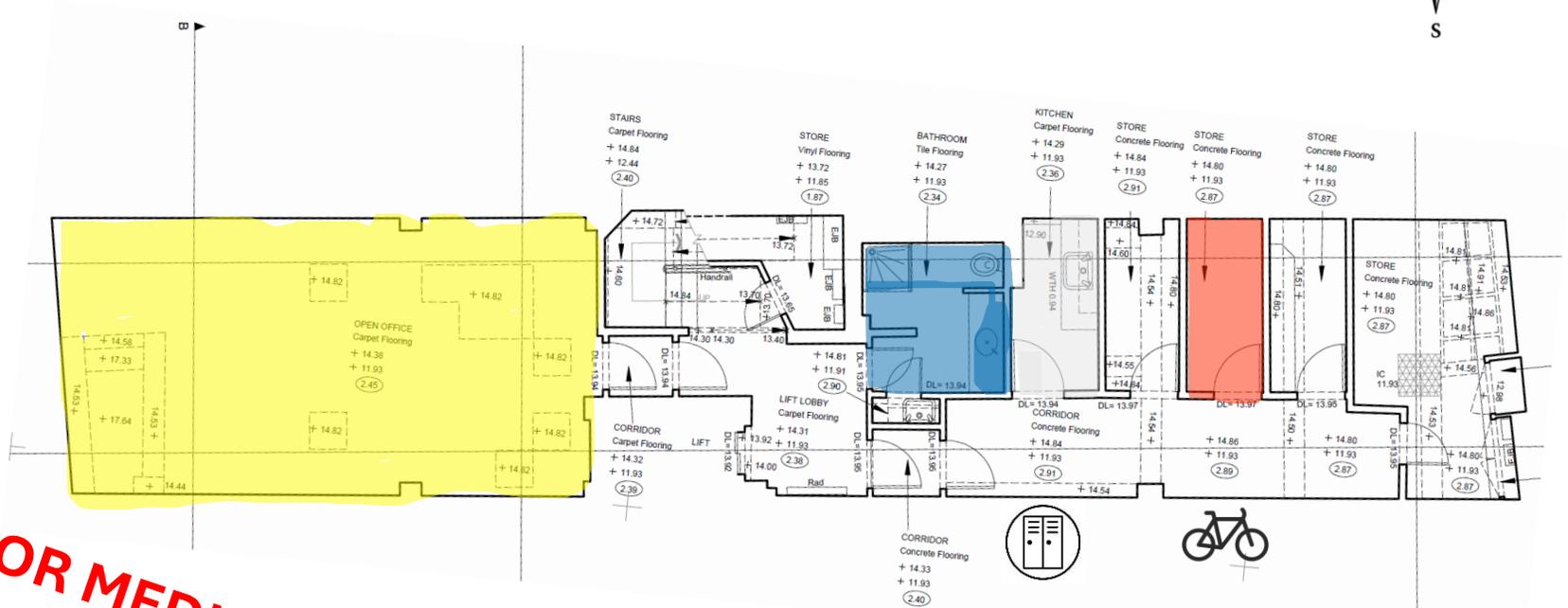
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Availability | Lower Ground Floor

Vine Street | Facing



- Lower Ground Floor Studio Space
- 440 sqft
- Vine Street Facing (West)
- Good Natural Daylight
- Air-Conditioning
- Open Space Flexible Use
- Video Entry Phone
- GBP 2,200 per month all incl



**IDEAL FOR MEDICAL USE / STUDIO / TREATMENT ROOM
EASILY BLACKED OUT**

Yellow Highlight – LG Space 440sqft
Blue Highlight – Shower Room
Grey Highlight – Kitchenette
Red Highlight – Private Storeroom
Bicycle Store / Lockers

Time to Airports:

London City Airport 25 mins via DLR from Tower Gateway
Heathrow Airport 55 mins via Elizabeth Line
Gatwick Airport 50 mins via Gatwick Express and Underground

Time to:

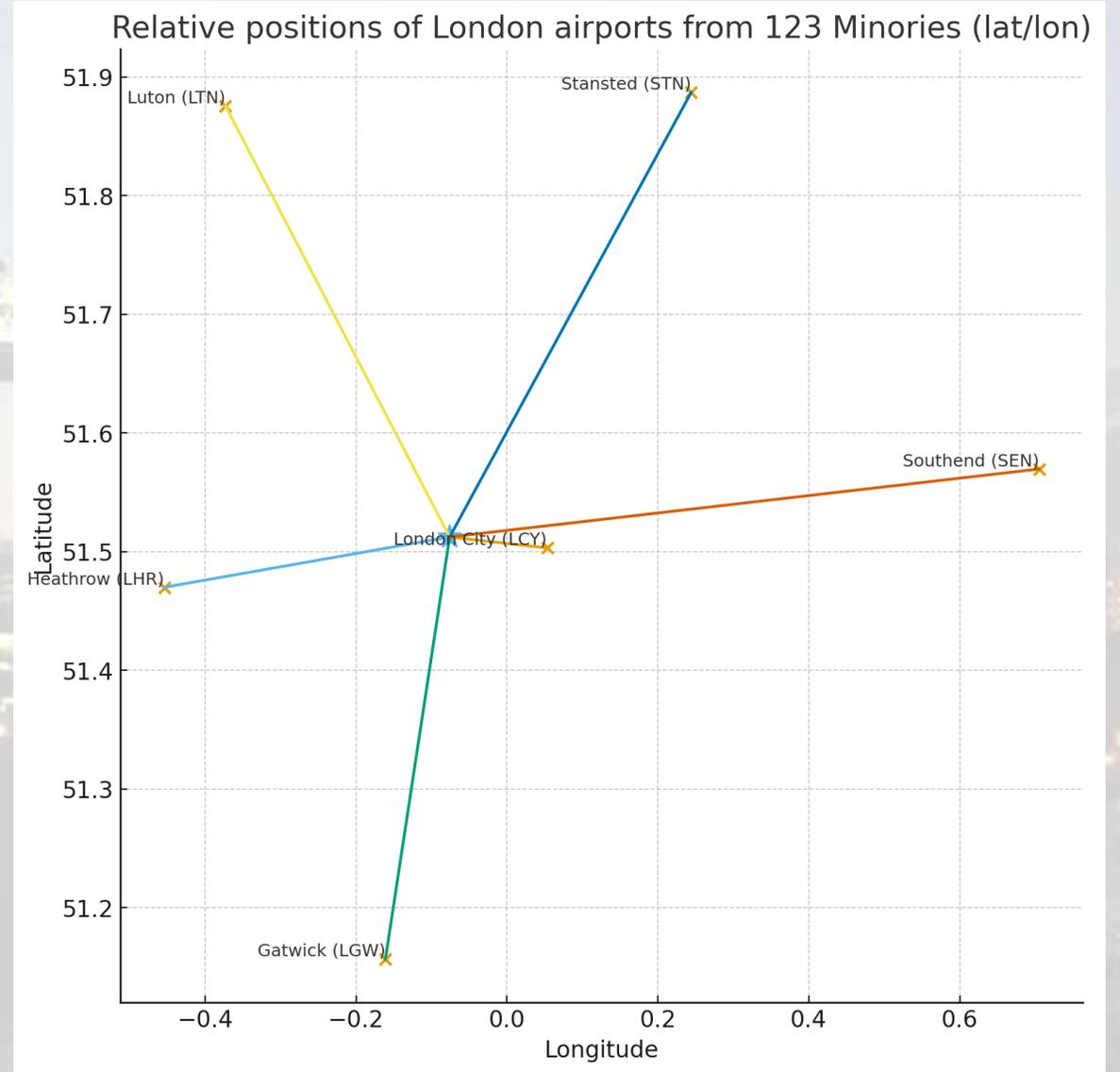
Bond Street 20 mins via Underground
Sloane Square 25 mins via Underground
Ealing Broadway 30 mins via Underground
Chelmsford 45 mins via Overground Train
Potters Bar 45 mins via Overground Train
Southend-on-Sea 60 mins via Overground Train
High Wycombe 70 mins via Overground Train

Stations:

Tower Gateway DLR 3 mins walk
Aldgate 3 mins walk
Tower Hill 4 mins walk
Fenchurch Street 4 mins walk
Aldgate East 8 mins walk
Liverpool Street 10 mins walk

Hotels on Minories:

Chamberlain Motel 1
Tower Suites Indigo
Saint Hilton



Places of Interest Near 123 Minories | EC3N 1NT

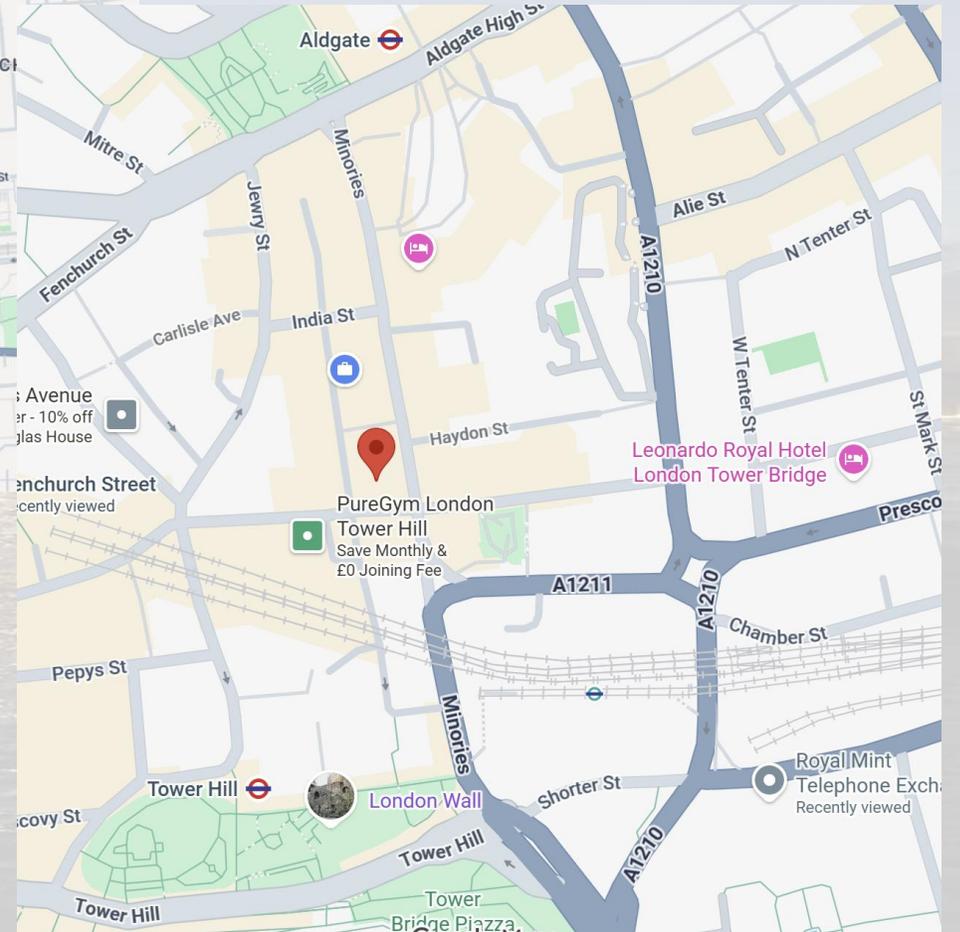
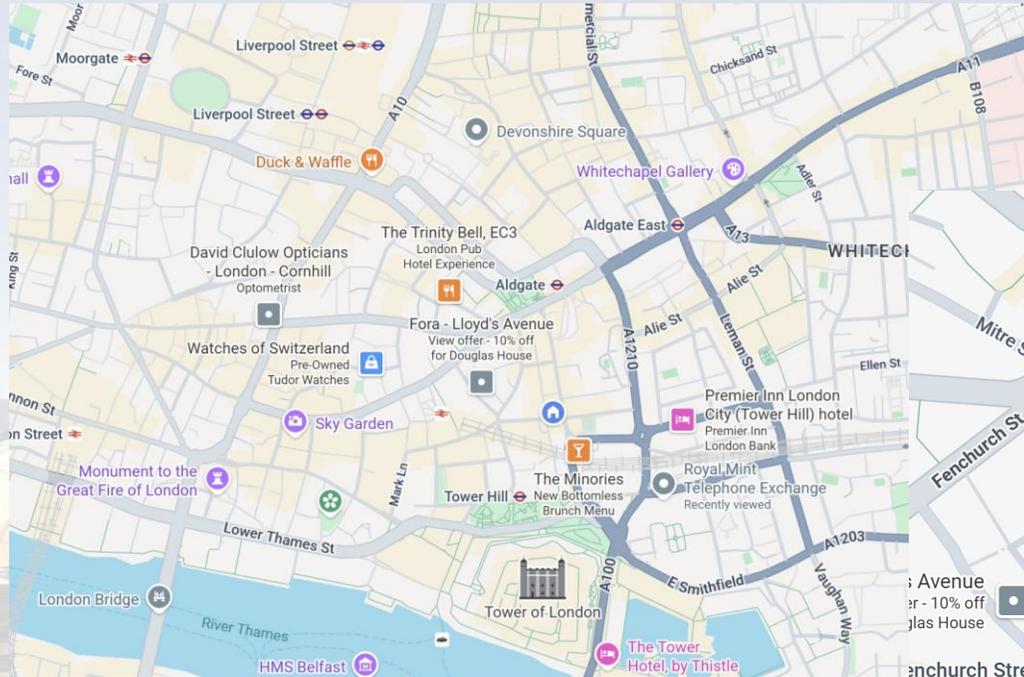
Nearby Highlights (Walking Distance)

- Tower of London** – Historic fortress & Crown Jewels (5–10 min walk)
- Tower Bridge** – Iconic landmark bridge with views & exhibition (5–10 min)
- The Monument** – Climb for skyline views, Great Fire of London memorial (10–15 min)
- London Wall Remains** – Ancient Roman city ruins near Tower Hill (5 min)
- Bank of England & Royal Exchange** – Shopping and Restaurants (10-15 min)
- St Paul's Cathedral** – Iconic dome & Whispering Gallery (15–20 min)
- Lloyds of London** – Insurance and Reinsurance Market (8 min)
- The Shard** – Tallest building in London, panoramic viewing platform (20 min)
- Royal Mint Court** – Site of new Chinese Embassy (5min)

🌟 All within easy reach for sightseeing, lunch breaks, or hosting visitors.



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