



123 Minorities

London EC3N 1NT

–
No VAT on Rent | EPC B Rating

–
FOCUS ON

4th Floor, self contained office with private roof terrace | 750sqft (whole floor)

01 May 2026

**Modern Office Space to Rent
Flexible Terms**

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Small Self-Contained Office Building

Ideally located between Aldgate, Tower Hill, Fenchurch Street and DLR Stations

Meticulously Managed with first class facilities

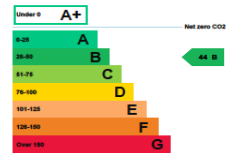
- 8 Person Meeting Room Video Conference with Frido Protech 222nm protection
- Shower Room
- Lockers
- Bicycle Racks
- Lock up Storerooms
- High Speed Lease Line
- Passenger Lift
- **24 / 7 / 365** Access
- All offices with video entry phone
- **EPC B** Rating
- Building **Not Elect** for VAT

Energy performance certificate (EPC)		
123 MINORIES LONDON EC3N 1NT	Energy rating B	Valid until: 17 October 2025 Certificate number: 680-862-9783-8821-1141

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



123 Minories | EC3N 1NT 4th Floor | Summary

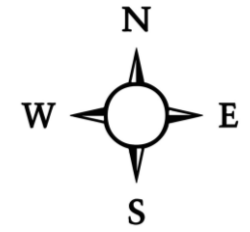
Entire Self Contained Floor with private west facing terrace
Leases direct from Freeholder
Flexible Options Available

- **12 Month License All Inclusive** (Rent / Rates / Service Charge / Insurance / Small Power / 20MB Internet) 4th Floor with Terrace | 750sqft | Office | Up to 16 desks | 12 Month License |
- Rent **GBP£7,500 / month**
- **Traditional Outside the Act Leases** – longer term up to 5 year, with break clauses if required,
- Rent **GBP£60.00 / psft**

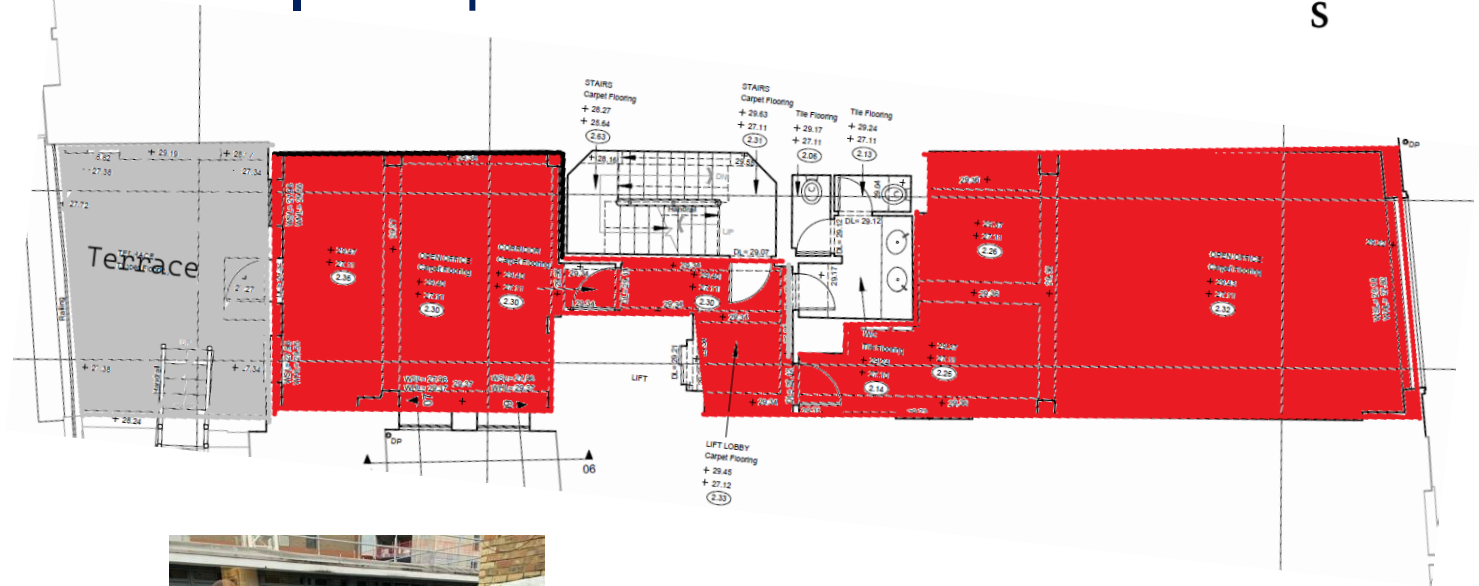
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Self Contained | 4th Floor Office | Self Contained

Dual Aspect Minories & Vine Street | with private Roof Terrace



- 4th Floor Office
- 750 sqft (2 rooms) in Red
- Integrated Kitchenette
- Private Terrace in Grey
- Air-Conditioning
- Fully Modernized | 16 desk layout
- GBP 7,500 per month (all inclusive)



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:

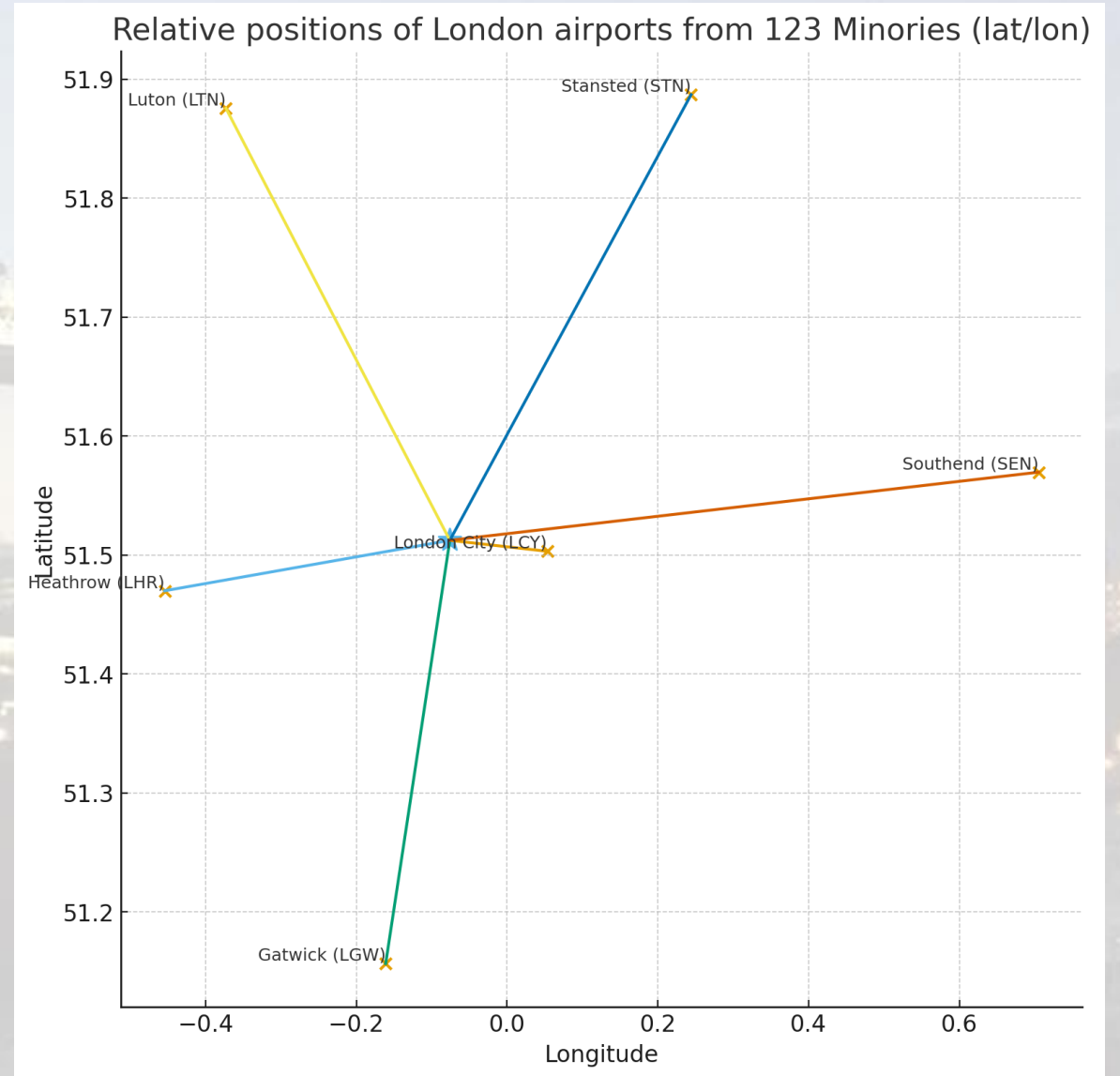
Bond Street 20 mins via Underground
Sloane Square 25 mins via Underground
Ealing Broadway 30 mins via Underground
Chelmsford 45 mins via Overground Train
Potters Bar 45 mins via Overground Train
Southend-on-Sea 60 mins via Overground Train
High Wycombe 70 mins via Overground Train

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 Minorities | EC3N 1NT

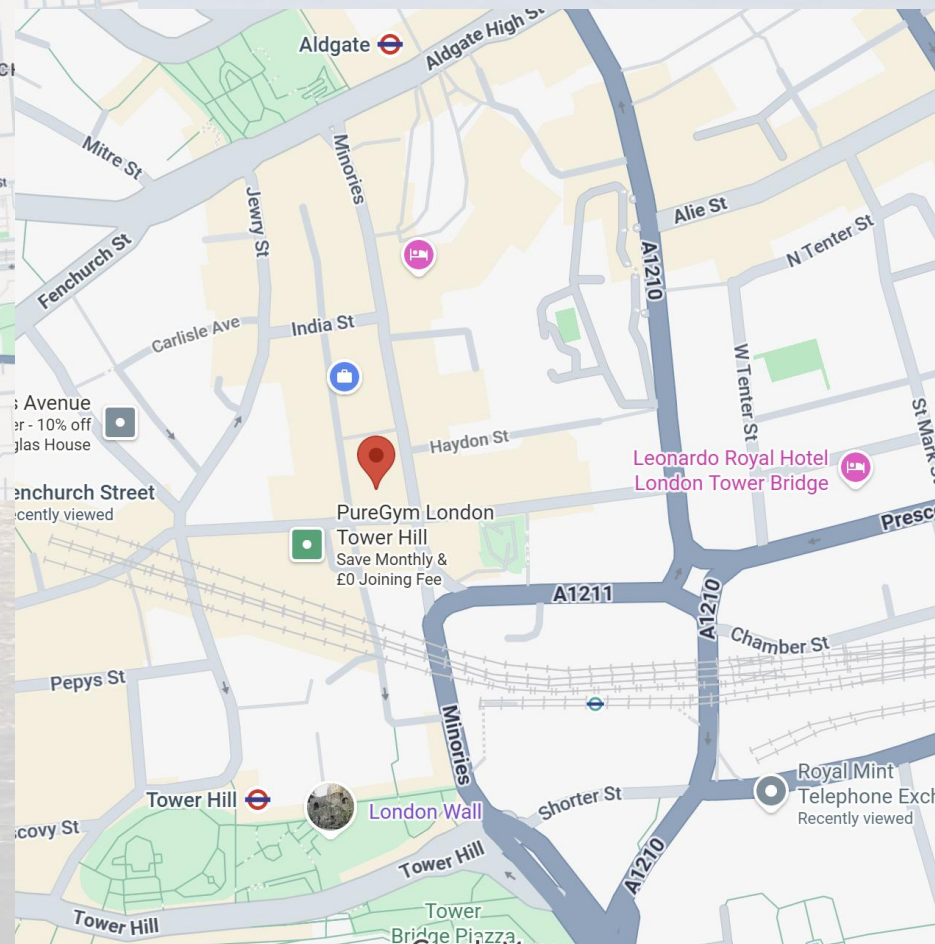
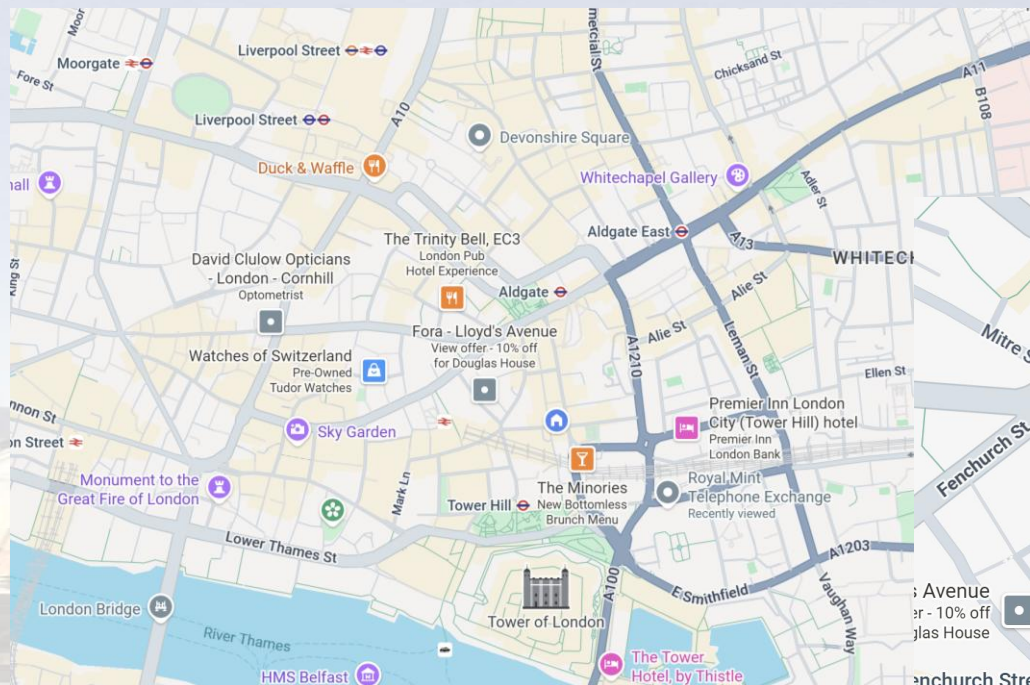
Nearby Highlights (Walking Distance)

- 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.



123 Minories
London
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