

123 Minories London EC3N 1NT

No VAT on Rent | EPC B Rating

FOCUS ON LAST AVAILABLE UNIT

4th Floor, self contained office | 460sqft

**Modern Office Space to Rent
Flexible Terms
Direct with Freeholder**

10 August 2026



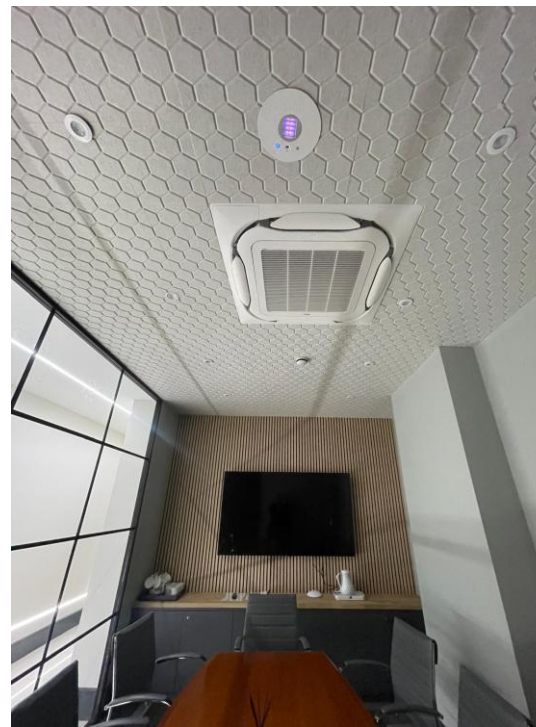
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Small Self-Contained Office Building

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

Meticulously Managed with first class facilities

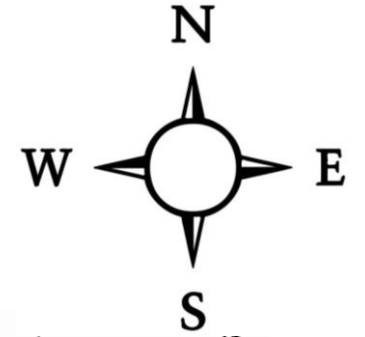
- 8 Person Meeting Room Video Conference with **Frido Protech 222nm** protection
- Shower Room
- Lockers
- Bicycle Racks
- Lock up Storerooms
- High Speed Lease Line
- Passenger Lift
- **24 / 7 / 365** Access
- All offices with video entry phone
- **EPC B** Rating
- Building **Not Elect** for VAT



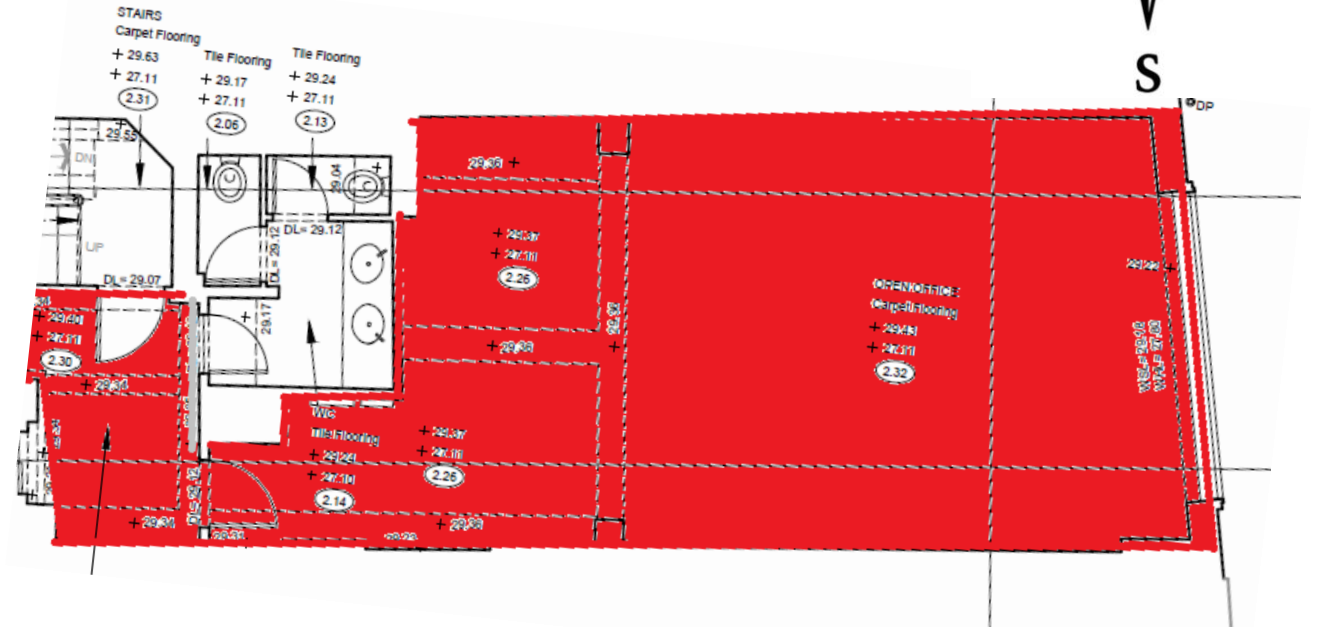
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Self Contained | 4th Floor Office | Self Contained

Aspect Minories



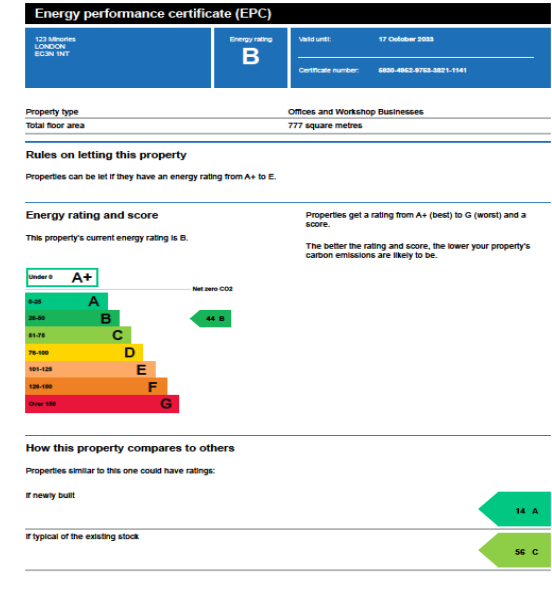
- 4th Floor Office
- 460 sqft
- Integrated Kitchenette
- Air-Conditioning
- Fully Modernized | 10 desk layout
- GBP 4,750 per month (all inclusive)
- Video Entry Phone



123 Minorities | EC3N 1NT 4th Floor | Summary

Self Contained Floor East Facing Over Minorities Leases direct from Freeholder Flexible Options Available

- **12 Month License All Inclusive** (Rent / Rates / Service Charge / Insurance / Small Power / 20MB Internet) 4th Floor | 460sqft | Office | Up to 12 desks | 12 Month License |
- Rent **GBP£4,750 / month**
- **Traditional Outside the Act Leases** – longer term up to 5 year, with break clauses if required,
- Rent **GBP£60.00 / psft**



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:

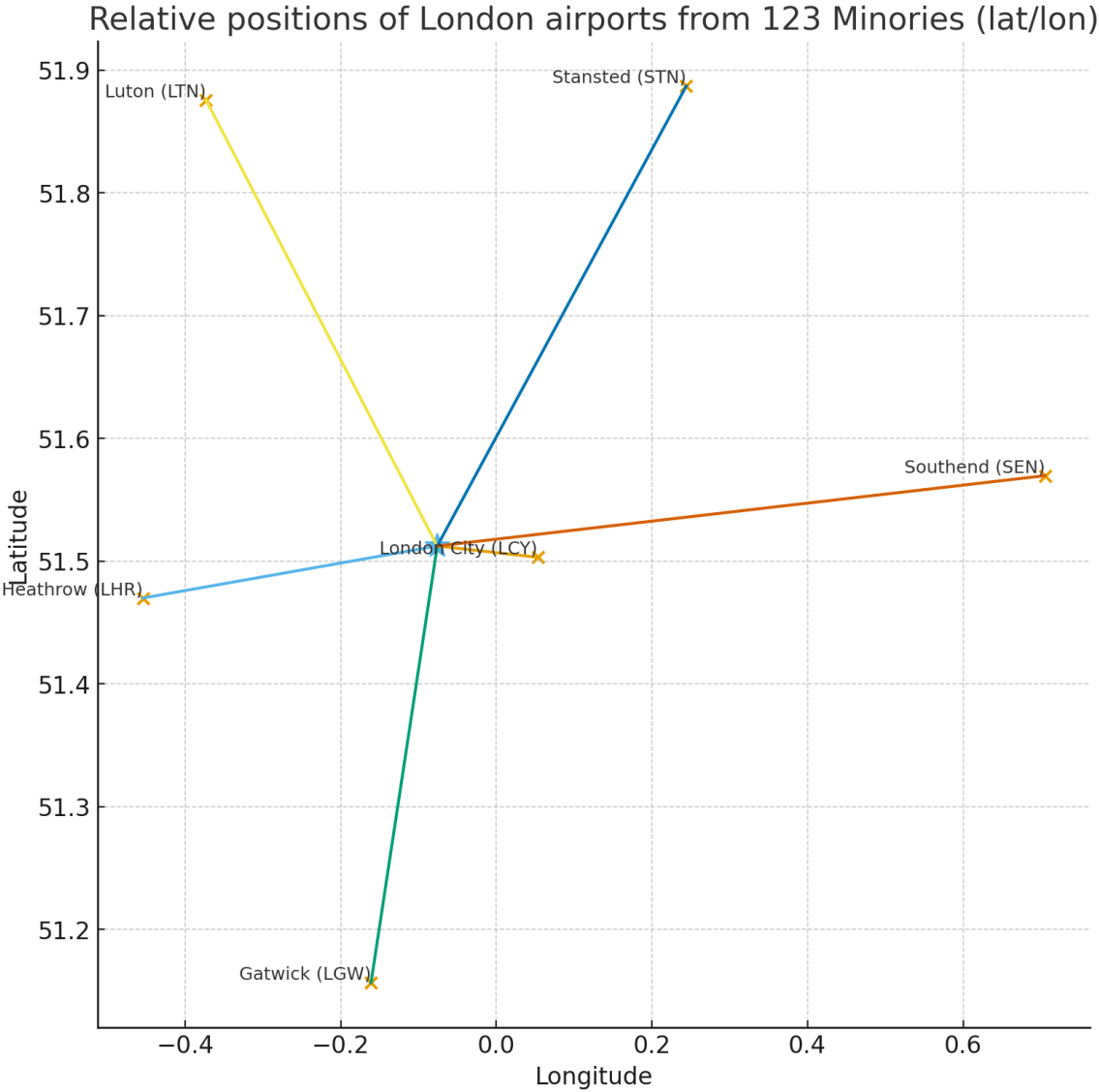
Bond Street	20 mins via Underground
Sloane Square	25 mins via Underground
Ealing Broadway	30 mins via Underground
Chelmsford	45 mins via Overground Train
Potters Bar	45 mins via Overground Train
Southend-on-Sea	60 mins via Overground Train
High Wycombe	70 mins via Overground Train

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 Minorities

London
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Location Pin

<https://maps.app.goo.gl/nUw8ZVsXXPhD9K1Q9>