

ALDERCASTLE

A thoughtfully refurbished workspace within
a tranquil realm.

49,400 sq ft available | Q1 2025

10 Noble Street, London EC2



DISCOVER a place of serenity in the City

Newly refurbished Aldercastle sits in a historic realm overlooking the ancient London Wall and the nearby St Anne and St Agnes Church. The building's new terraces and green surroundings bring a sense of tranquillity to this central City location.

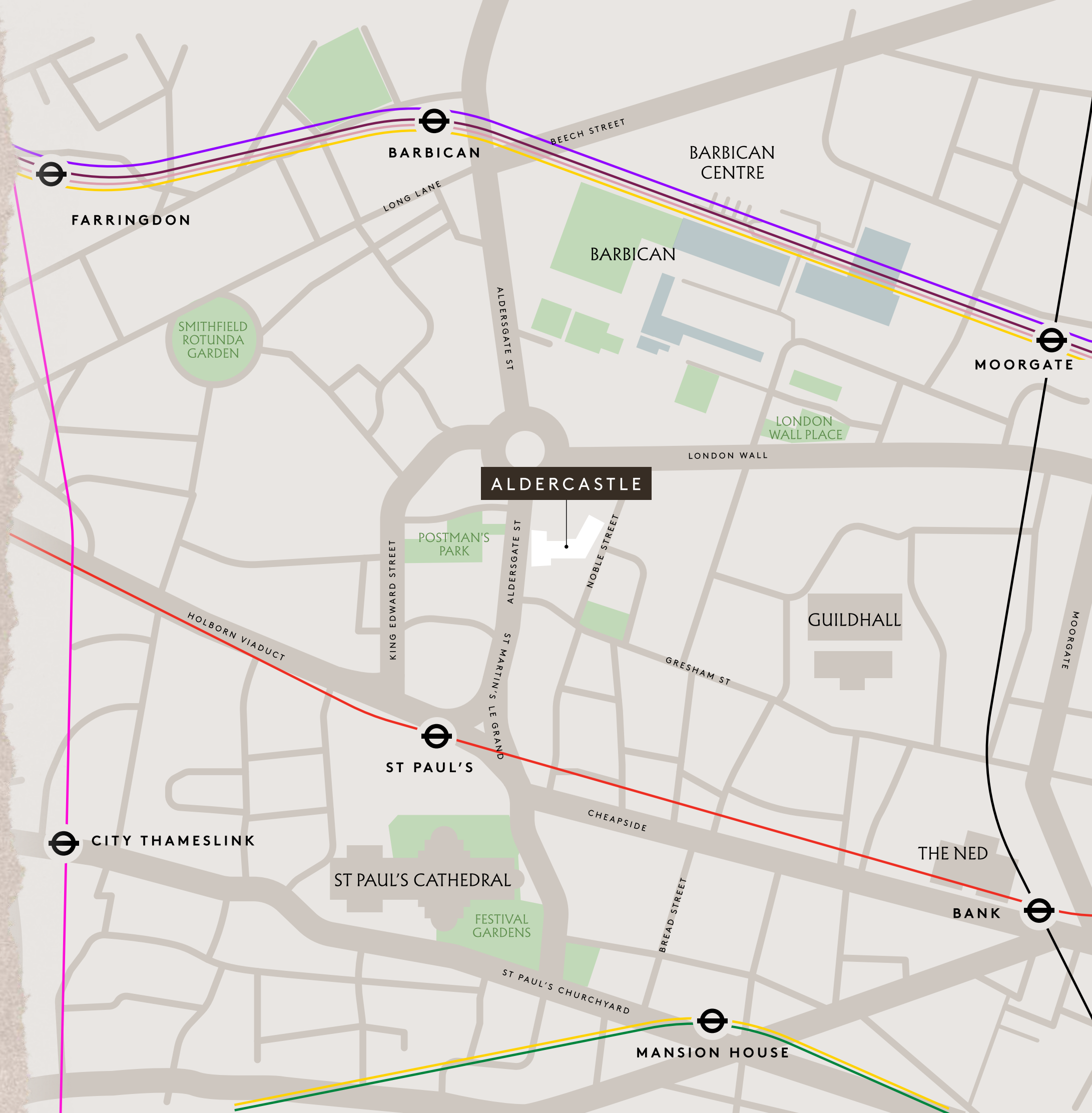
CGI for indicative purposes

ENCOUNTER

a charming location within a thriving City

Aldercastle is surrounded by peaceful pockets of green space and historic features, situated in the very heart of The City, with excellent transport connections.

ST PAUL'S		—————	3 MINS	
BARBICAN	  	—————	7 MINS	
BANK	  	—————	7 MINS	
MANSION HOUSE	 	—————	8 MINS	
MOORGATE	   	—————	8 MINS	
CITY THAMESLINK		—————	10 MINS	
FARRINGDON	  	—————	10 MINS	



REVEAL

A modern design in sight of the past

The double-height reception lobby features natural, sustainable materials, including an impressive oak-panelled perimeter, complemented by sunlit interiors and biophilic design for a warm and inviting arrival experience.



CGI for indicative purposes

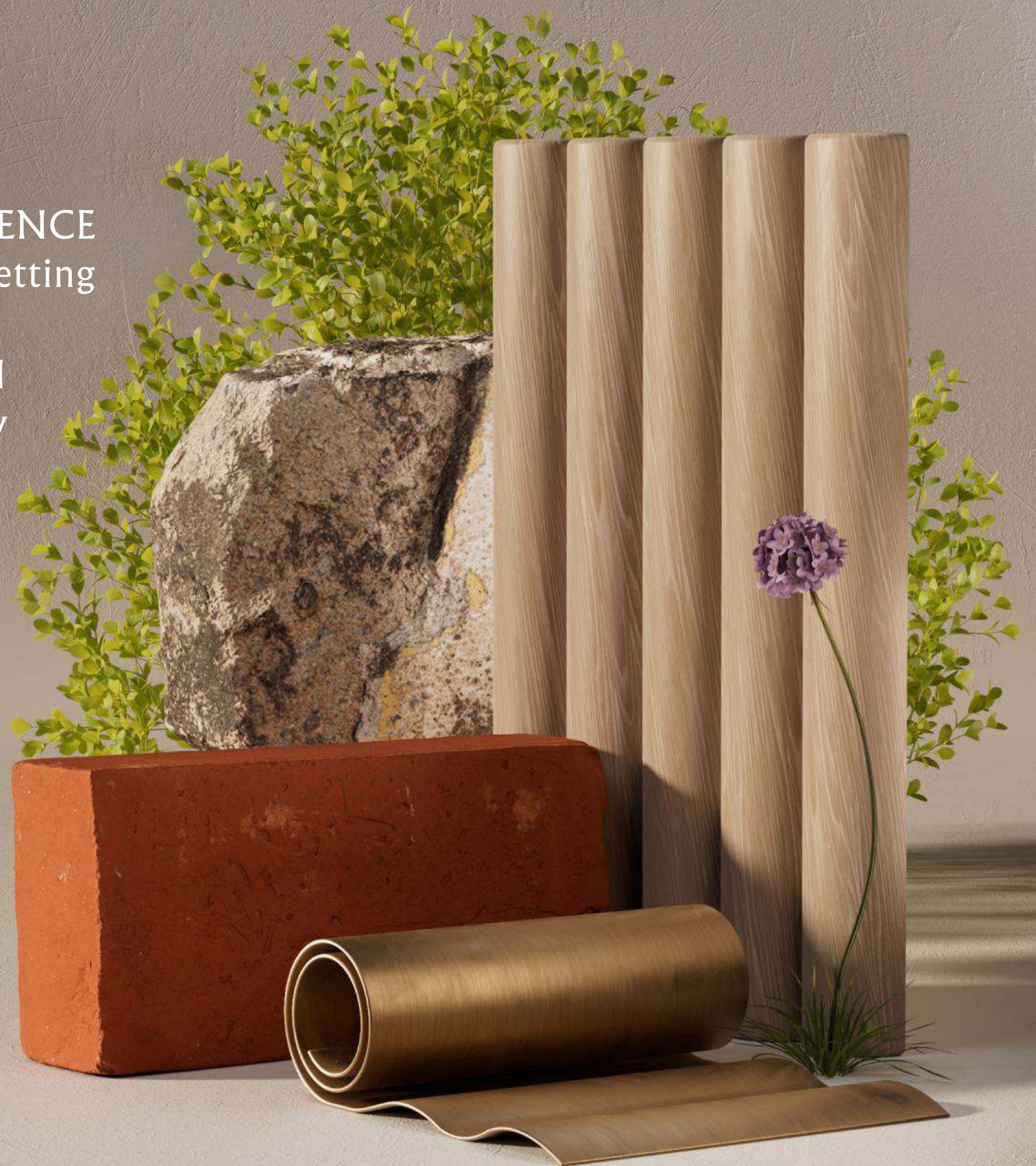
SCENIC ARRIVAL EXPERIENCE
in a historical setting

NEW HIGH-SPEC RECEPTION
and arrival lobby

BUSINESS LOUNGE
and co-working area

NEW SOUTH-FACING TERRACES
on floors Ground, 2, 3 & 4

NEW END-OF-JOURNEY
facilities with street-level access



UNCOVER
space and light in a
secluded environment

Floor-to-ceiling windows flood the offices with light, and south-facing terraces provide a suntrap overlooking the arrival realm.



CGI for indicative purposes





CGI for indicative purposes


The large, column-free floorplates, with CAT A specification, make for supremely flexible modern workspaces.

Floor	Office sq ft	Terrace sq ft
6th	Let	
5th	Let	
4th	13,318	226
3rd	Let	
2nd	13,821	226
1st	12,346	
Ground	9,946	786
Total	49,431	1,238

End of trip

 116

 116

 x15

*All office measurements are NIA



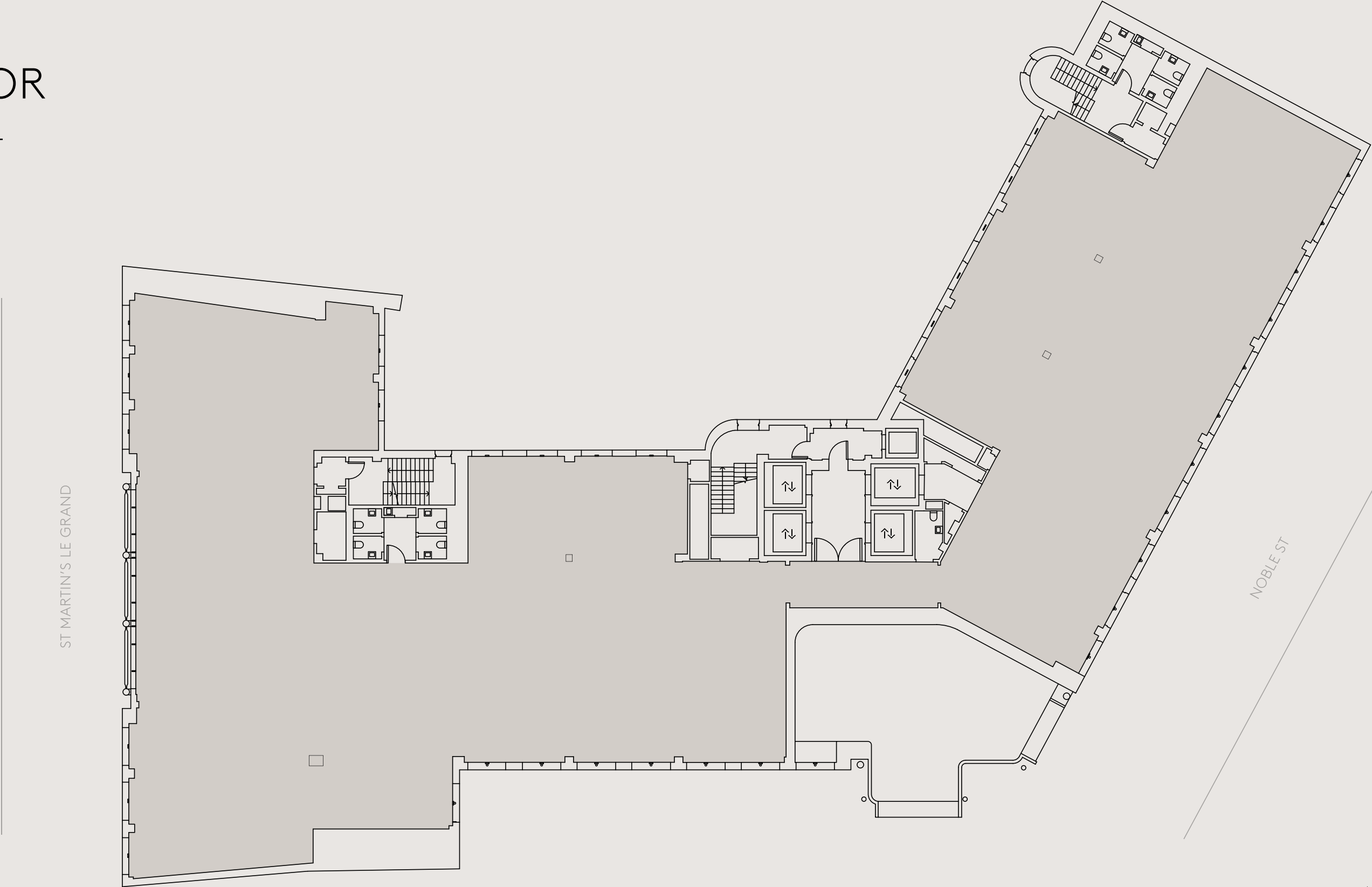
GROUND FLOOR

- OFFICE AREA WEST: 6,290 SQ FT
- OFFICE AREA EAST: 3,655 SQ FT
- TERRACE: 786 SQ FT
- RECEPTION & CO-WORKING



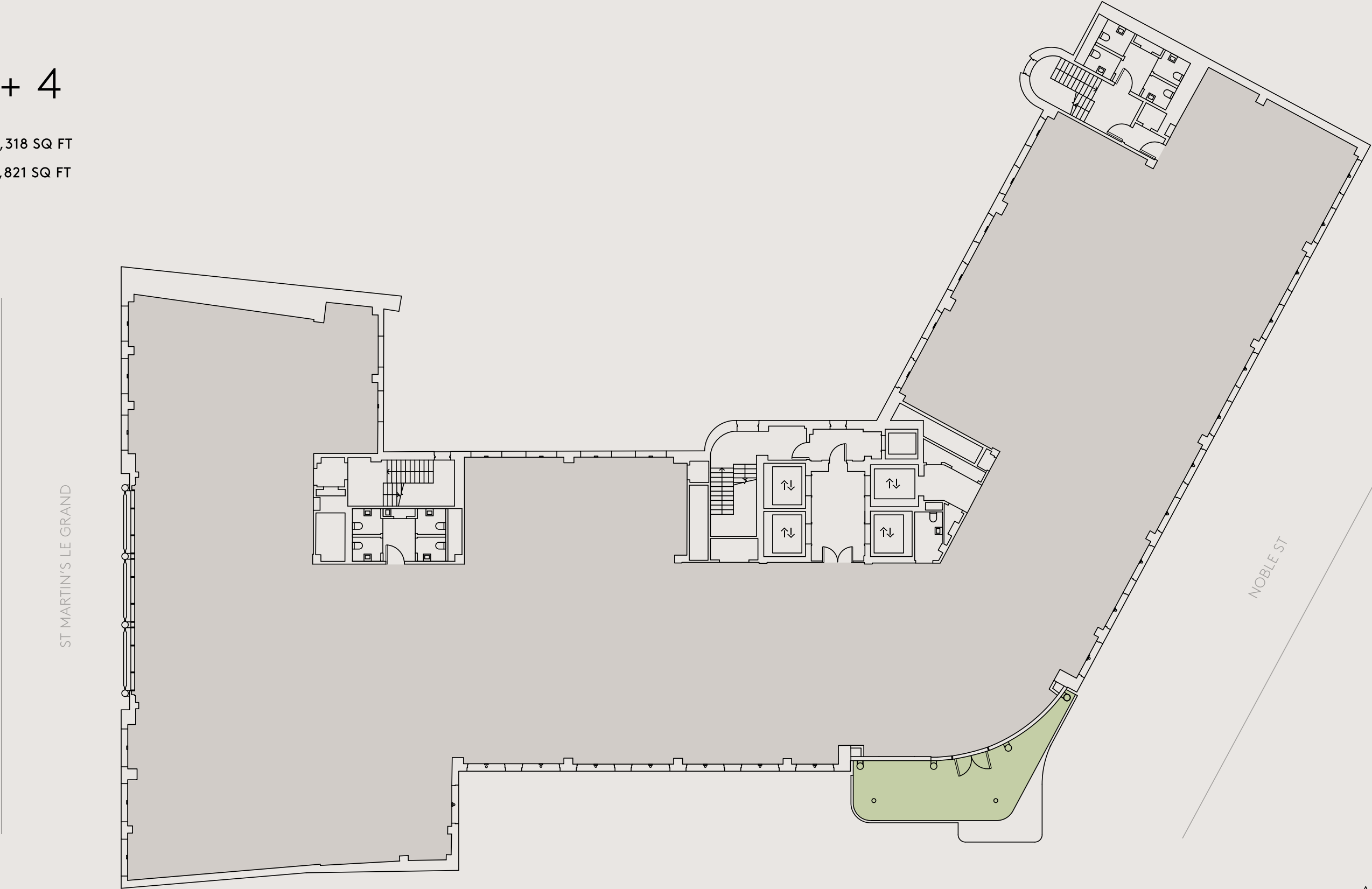
FIRST FLOOR

OFFICE AREA: 12,346 SQ FT



FLOORS 2 + 4

- FLOOR 4 OFFICE AREA: 13,318 SQ FT
- FLOOR 2 OFFICE AREA: 13,821 SQ FT
- TERRACE: 226 SQ FT



CELLULAR LAYOUT



Open plan workstations	48
Offices (2 person)	20
Informal working	16
Meeting room (10 person)	1
Meeting room (6 person)	6
Total headcount	104



OPEN PLAN LAYOUT

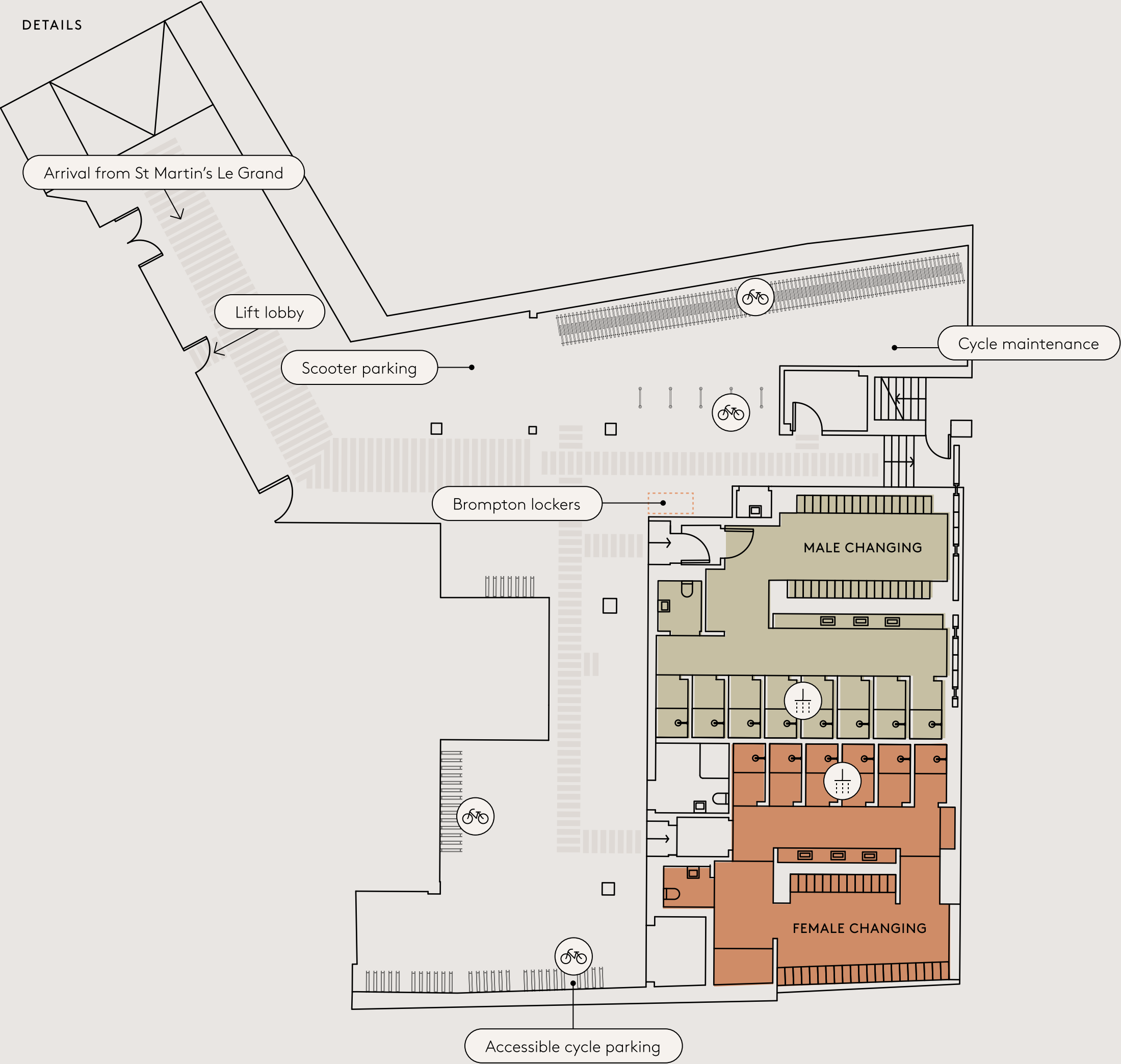


Open plan workstations	152
Informal working	70
Meeting room (6 person)	2
Total headcount	152



END-OF-TRIP
FACILITIES

Cycle spaces	116
Lockers	116
Showers	15
Cycle maintenance station	1



TECHNICAL SPECIFICATION

OCCUPANCY DENSITY

- 1 person per 8 sqm

LIGHTING

- Optimised lighting with energy efficient controls.
- Workspaces: Suspended linear LED lighting 300 lux (In-line with lighting codes and standards)

TERRACES

- Floors 2–4: Private south-facing terraces
- Ground: Private south-east facing terraces

CEILINGS

- Suspended, raft ceiling zones

FLOOR TO CEILING HEIGHT

- To ceiling areas to underside of raft 2.85m

FLOOR FINISH

- Recycled and refurbished RAF tiles

W/C'S

- 8 W/Cs and 1 DDA on all floors

VERTICAL TRANSPORTATION

- 4 passenger lifts including 1 goods lift serving all floors
- 1 firefighting lift serving all floors

HEATING AND COOLING

- Four Pipe Fan coil units
- New Electric Air Source Heat Pump planned for 2025, providing tenants with efficient and renewable heating and cooling system

VENTILATION

- Fresh air supply and extract ventilation based on 10 - 12 l/s per person

END OF TRIP FACILITIES

- 116 cycle spaces (exceeding the BCO guidelines)
- 15 showers (8 male and 6 female)
- Changing rooms with towel station, vanity units, and ventilated drying cupboards
- 116 lockers
- 1 DDA WC and shower
- Cycle maintenance station

EPC

- Targeting EPC B

ALDERCASTLE

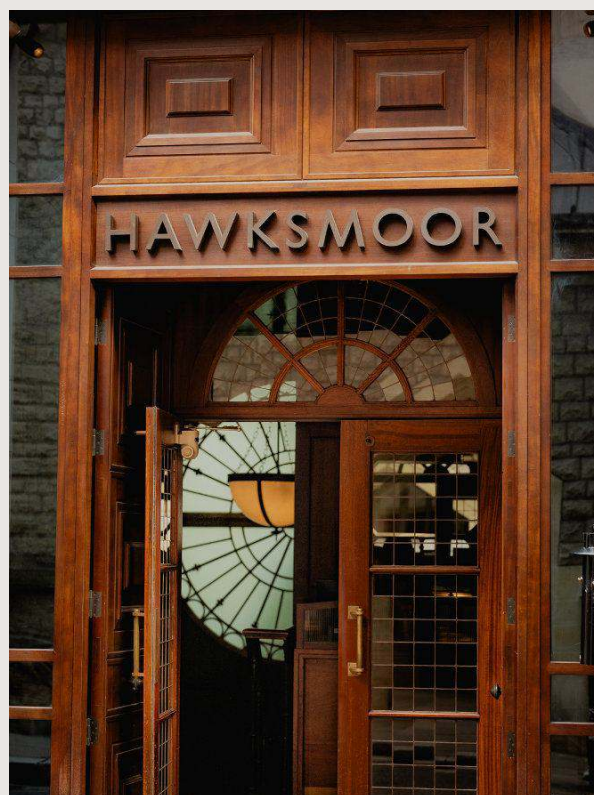
AREA



Barbie Green 🚶 4 mins



The Ivy Asia 🚶 4 mins



Hawksmoor 🚶 6 mins



Postman's Park 🚶 1 min

EXPLORE
the best of The City
on your doorstep

Where excellent transport connections and world-class lifestyle amenities are all just a short walk away.

ALDERCASTLE

AREA



Farmer J 🚶 5 mins



St Paul's 🚶 5 mins



Barbican 🚶 5 mins



Where's Fred's 🚶 7 mins



Blank Street Coffee 🚶 2 mins



Paternoster Chop House 🚶 5 mins

DINING

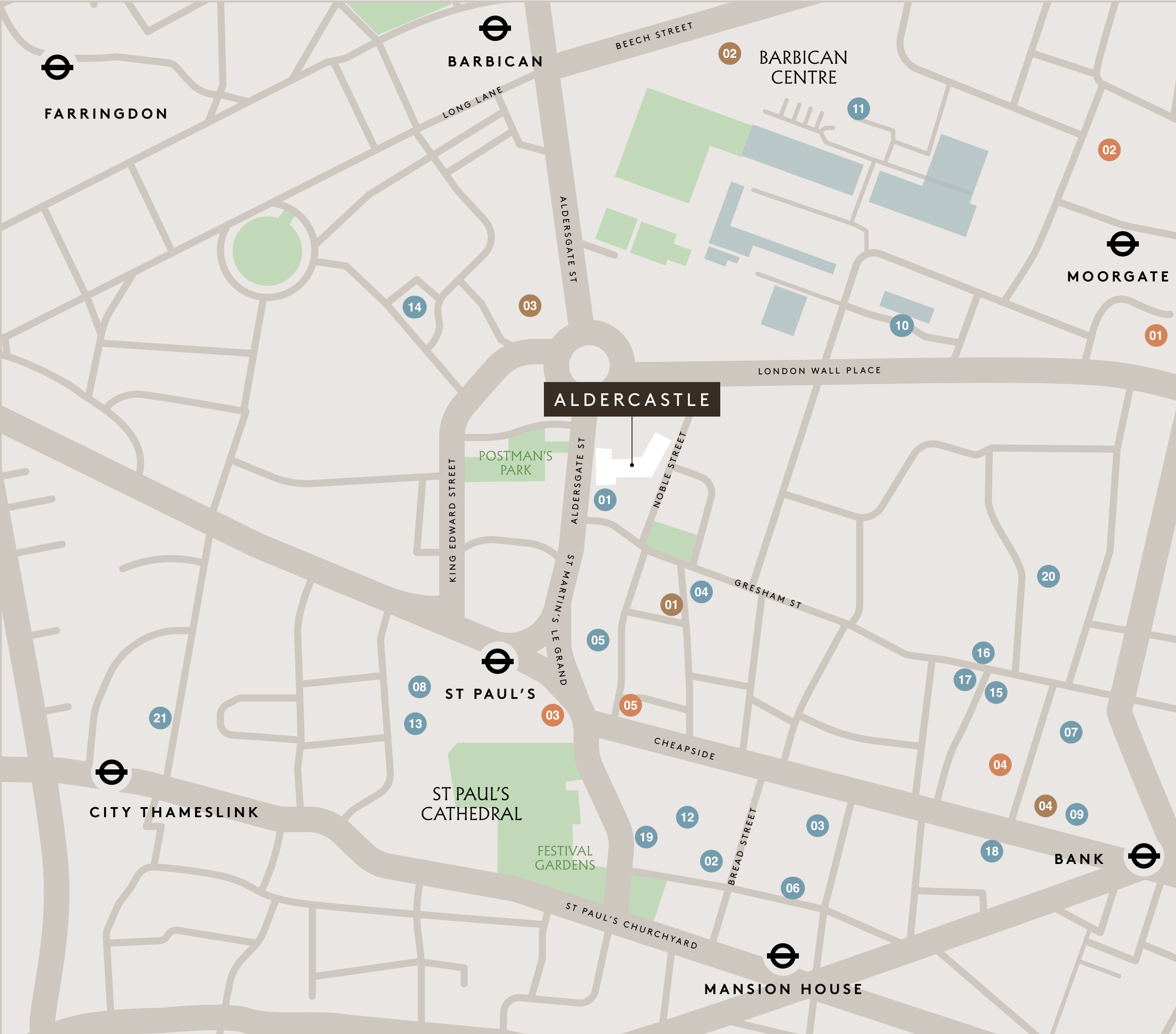
- 01 Sandwich Sandwich
- 02 Bread Street Kitchen & Bar
- 03 Taberna Etrusca
- 04 Manicomio
- 05 Haz St Paul's
- 06 Enoteca da Luca
- 07 Goodman City
- 08 Farmer J
- 09 The Ned
- 10 Barbie Green
- 11 Barbican Kitchen
- 12 Madison
- 13 The Happenstance
- 14 Ibai
- 15 The Anthologist
- 16 The Trading House
- 17 Cabotte
- 18 Coq d'Argent
- 19 The Ivy Asia
- 20 Hawksmoor
- 21 Paternoster Chop House

COFFEE

- 01 Rosslyn Coffee
- 02 Notes Coffee Roasters
- 03 Black Sheep Coffee
- 04 Where's Fred's
- 05 Blank Street Coffee

LIFESTYLE

- 01 Barry's
- 02 Barbican Centre
- 03 Virgin Active
- 04 The Ned



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