



**FULLY FITTED OFFICE FLOORS
AVAILABLE ON A FULLY FURNISHED BASIS**

4th floor – 2,702 SQ FT

5th floor – 1,841 SQ FT

LOCATION

61 Queen Street occupies a prominent island site on the junction of Queen Street and Upper Thames Street, immediately adjoining and overlooking the charming Whittington Gardens.

The building is within close walking distance of major transport links, Network Rail and Underground stations – Cannon Street (Circle and District lines) as well as Bank station (Central, Northern and Waterloo & City lines, and DLR services) and Mansion House (Circle & District Lines).

DESCRIPTION

The 4th floor will provide newly refurbished fitted space with 3x large meeting rooms, 1x exec office and desk space for 40. Self-contained with a large kitchen breakout space and private on floor WCs.

The 5th floor provides a fully fitted and furnished office space - fitted with 18 desks and chairs (scope for more) a 2x large, fitted meeting rooms, a fully fitted kitchen with appliances and private WCs.



61 Queen Street London EC4R 1AE

4th floor - CGI



4th floor





61 Queen Street London EC4R 1AE

4th floor



5th floor





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AMENITIES

- Newly refurbished offices
- Fitted with meeting rooms and kitchens
- Managed reception with Commissioner
- Air-conditioning
- LED lighting
- Excellent natural light with garden & river views
- 2x passenger lifts
- Bike racks, showers and lockers
- Can delivered to a fully furnished condition
- Male & Female WC's on each floor

AVAILABILITY

FLOOR	SIZE (Sq Ft)	RENT	RATES	SERVICE CHARGE	TOTAL PER ANNUM	AVAILABILITY
5 th floor – CAT A+	1,841	£65.00	£19.13	£12.00	£176,975.33	NOW
4 th floor – fitted	2,702	£59.50	£20.20	£12.00	£247,773.40	NOW
TOTAL	4,543					

Viewings by arrangement through sole agents Noble Harris:-

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