

iNGLEBY TRICE.

**Aldermary House, 10-15 Queen Street,
London, EC4**

Aldermary House offers a variety of fully fitted units available from June 2025

Details

The second phase of refurbished and fully fitted will be available from June 2025, providing inspirational work space and high quality accommodation opposite Bloomberg's City of London headquarters.





3rd North and South – 48 desks and 4 meeting rooms

3rd West – 24 desks and 2 meeting rooms

1st North – 20 desks and 2 meeting rooms

Aldermary House is located on the west side of Queen Street, at its junction with Watling Street and Queen Victoria Street, close to the City's premier retail centres at One New Change, Cheapside and Bow Lane. Mansion House, Bank and Cannon Street underground stations and Cannon Street mainline station are all within a short walk.

Specification

-  Newly refurbished, manned reception
-  Newly refurbished showers and cycle storage
-  Private gym facility in the basement
-  EPC: B (43-46)

Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Q2 2025	3rd North & South	4,870	48 Desks 4 Meeting rooms	£60,000.00	£148.00	year	Coming Soon
Q2 2025	3rd West	2,185	24 Desks 2 Meeting rooms	£24,500.00	£135.00	year	Coming Soon
Q2 2025	1st North	1,867	20 Desks 2 Meeting rooms	£20,500.00	£132.00	year	Coming Soon

Fully Managed Pricing Includes:

CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.

Additional services available upon request

Non managed (conventional) costs available upon request

November 21, 2023









01 Sketch Proposed Layout
Level 3

Floor Plan

Floor: **3rd North & South Floor**

Size (NIA) : **4,870 Sq Ft**

Desks: **48**

Meeting Rooms: **4**

Floor plan not to scale.



01 Sketch Proposed Layout
Level 3

Floor Plan

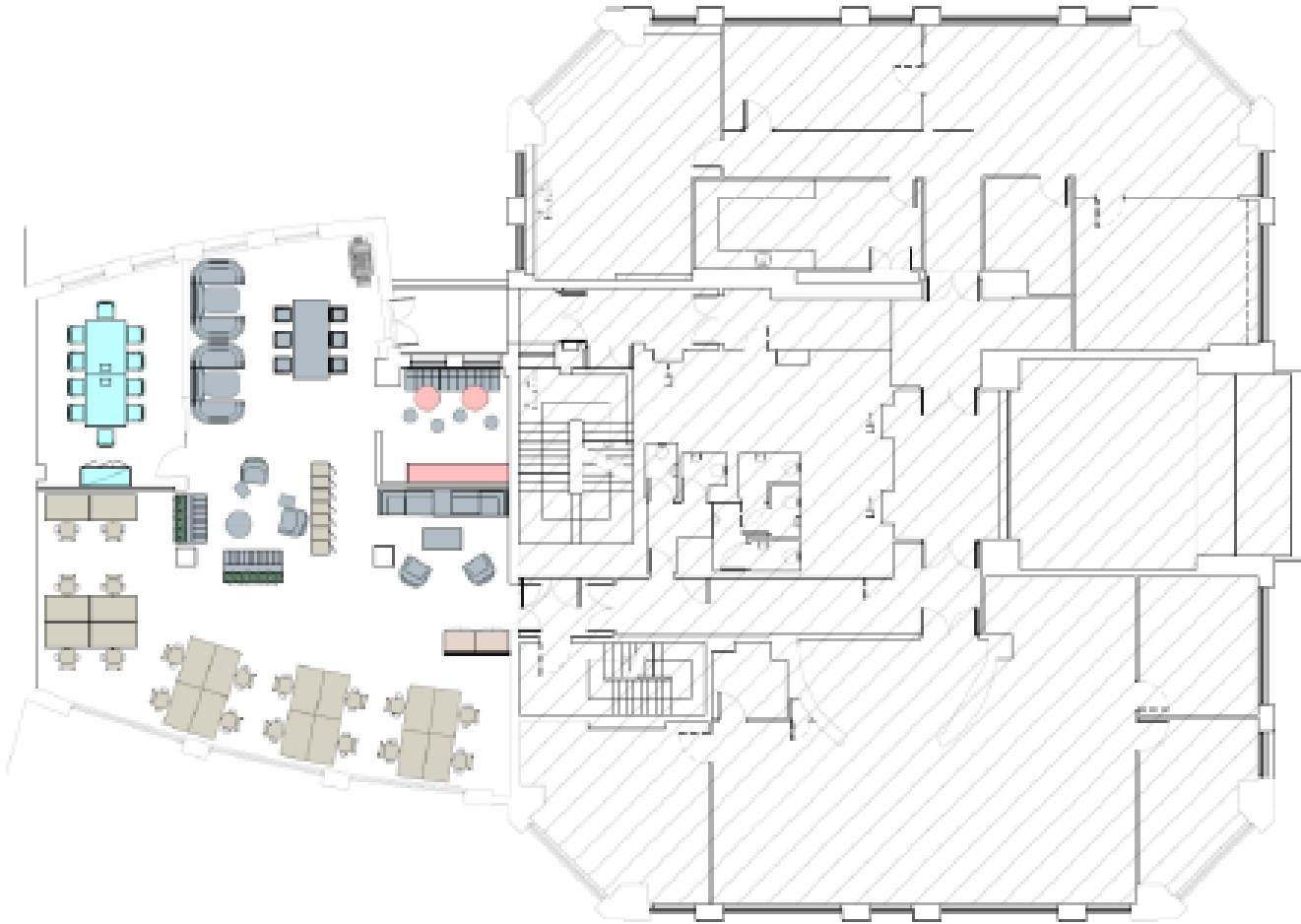
Floor: **3rd West Floor**

Size (NIA) : **2,185 Sq Ft**

Desks: **24**

Meeting Rooms: **2**

Floor plan not to scale.



Floor Plan

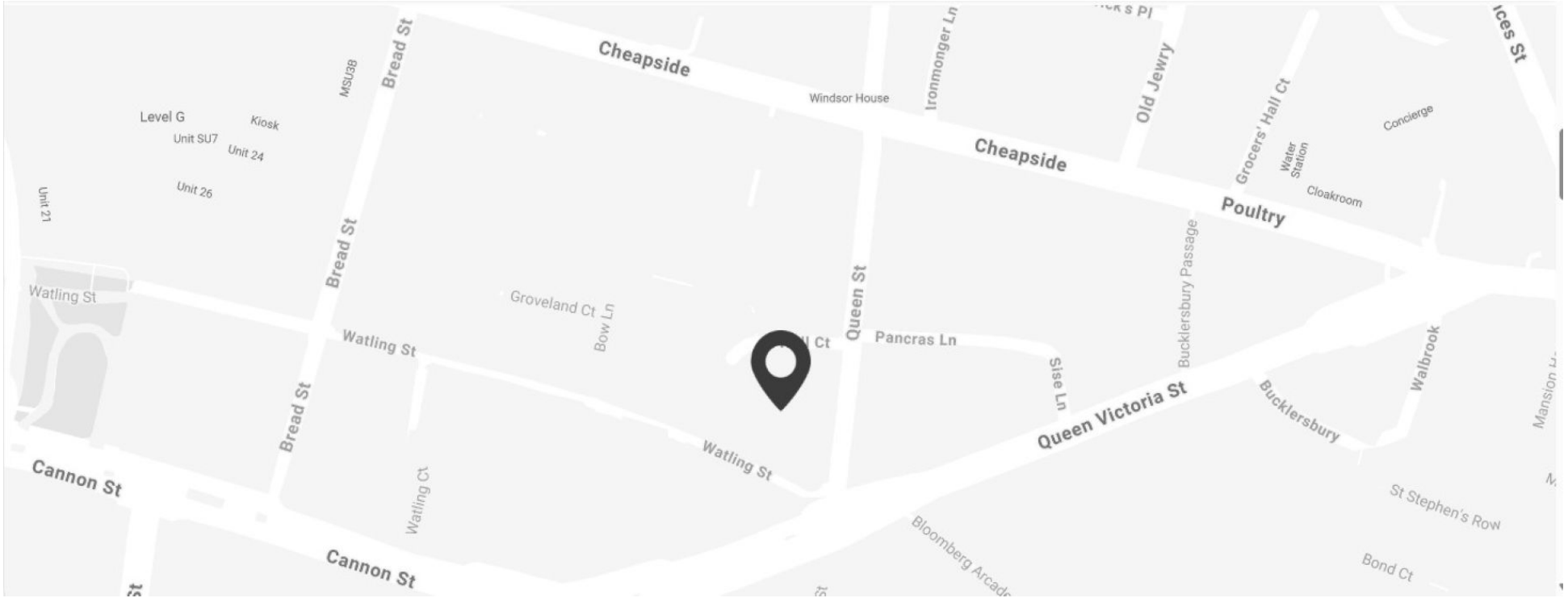
Floor: **1st North Floor**

Size (NIA) : **1,867 Sq Ft**

Desks: **20**


Meeting Rooms: **2**


Floor plan not to scale.




Leasing Agent Contact Information :


Malcolm Trice

 [07791 049792](tel:07791049792)


 m.trice@inglebytrice.co.uk


Francis Cundell

 [07939 598545](tel:07939598545)

 f.cundell@inglebytrice.co.uk

Teddy Toalster

 [07889 848150](tel:07889848150)

 t.toalster@inglebytrice.co.uk