



**Aldermary House offers high quality refurbished offices with CAT
A or B fit outs**

Aldermary House

10-15 Queen Street, EC4N 1TX

Office

TO LET

2,214 sq ft

(205.69 sq m)

- Cat A+ fit out
- Newly refurbished, manned reception
- Newly refurbished showers and cycle storage
- Private gym facility in the basement

Summary

Available Size	2,214 sq ft
Rent	£57.50 per sq ft pax
Rates Payable	£21.33 per sq ft est pa
Service Charge	£17.90 per sq ft est pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The available offices in Aldermary House have recently been fully refurbished to a grade A standard, providing inspirational work space and high quality accommodation opposite Bloomberg's City of London headquarters.

Location

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.

Accommodation

The accommodation comprises the following NIA(s):

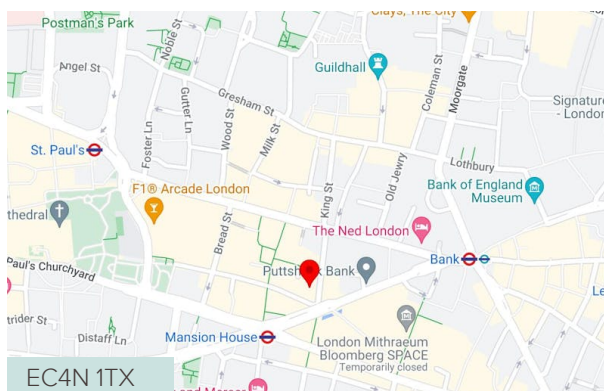
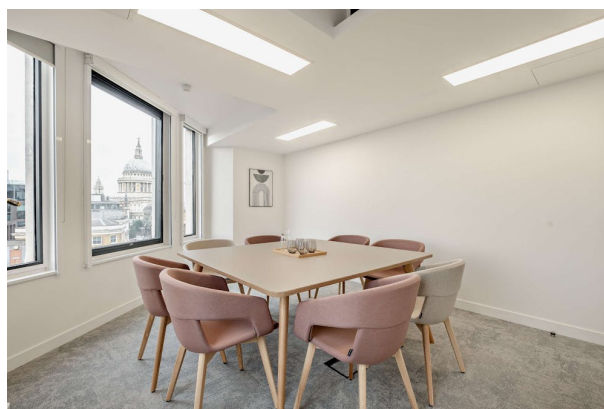
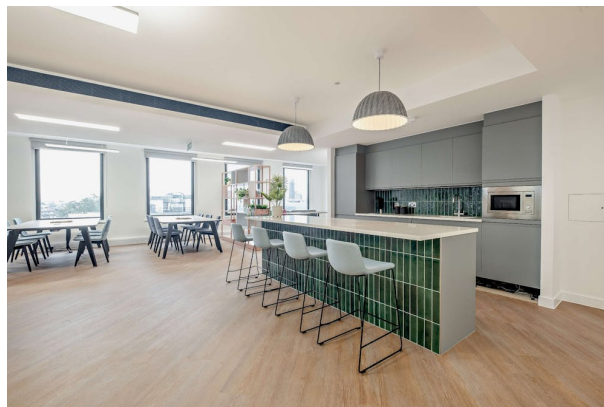
Name	sq ft	Rent (sq ft)	Total month	Total year	Fitout Concept	Availability
2nd - N+S	4,650	£65	£32,240	£386,880	CAT A+	Let
2nd - W	2,214	£57.50	£13,883.63	£166,603.50	CAT A+	Under Offer

Viewings

Viewings by prior arrangement through sole agents, Ingleby Trice.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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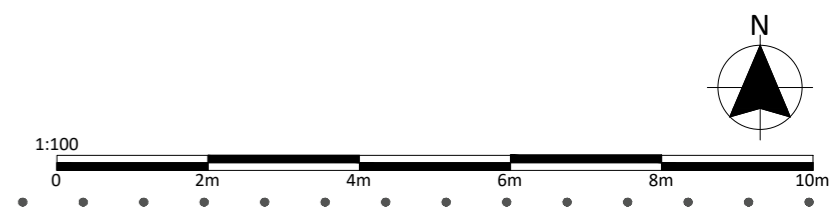
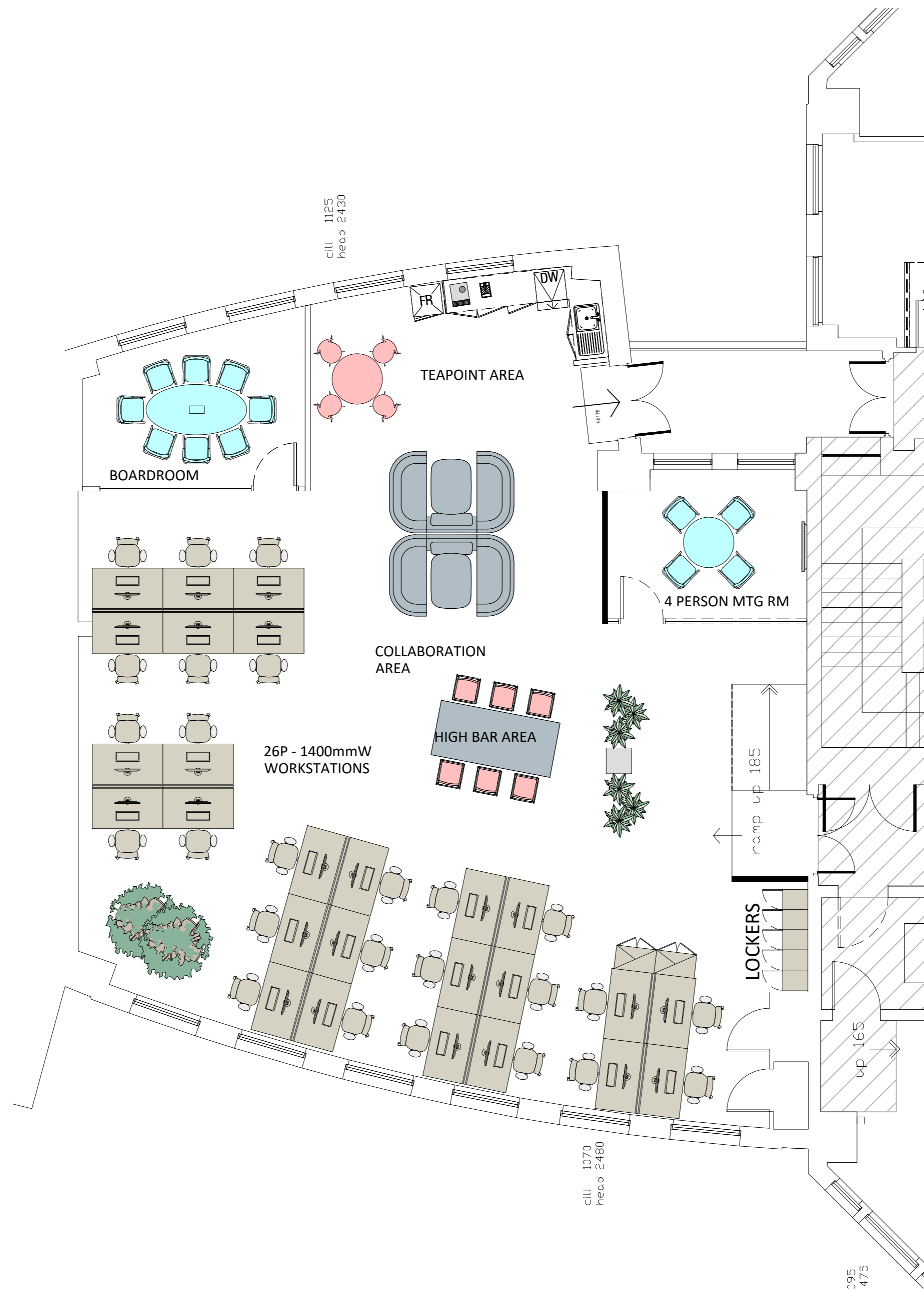
General Arrangement Layout Lv2W. Aldermary House

BUILDING WORKS KEY
Existing Building Structure

26qty Workstations
10qty Collaboration Workspaces

8 Person Boardroom
4 Person Meeting Room

8 Seated Positions Teapoint Area



Quality Assurance Procedures

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5. All design drawings must be signed off by the client prior to placing any related orders for building works or new furniture, where space planning work has been undertaken by the company.
6. A site survey is recommended to be completed by a 3E1 Design representative prior to the placing of any orders, where space planning work has been undertaken by the company.

Client Details

Aldermary House
10 - 15 Queen Street
London EC4N 1TY

Project Details

Level 2 West

Drawing Details

General Arrangement Layout
OPTION 2

Date 21.06.24 Scale 1:75@A2
Designer MM Checked -
DWG No. 3469-GA-Lv2W-02

Notes/ Revisions/ Keys

Rev	Description	Date	Name
-	-	-	-

Company Details

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