



A large efficient floorplate available either partially fitted or in a refurbished Cat A condition. Located opposite Mansion House Station.

71 Queen Victoria Street

EC4V 1AY

Office

TO LET

26,728 sq ft

(2,483.11 sq m)

- Available in existing partially fitted or refurbished Cat A condition
- Enhanced Cat A+ option also available upon request
- 4 pipe fan coil air conditioning
- Fully raised floor
- 72 cycle spaces and 9 showers available
- Impressive double height ground floor reception with commissionaire

Summary

Available Size	26,728 sq ft
Rent	£49.50 - £57.50 per sq ft pax
Rates Payable	£24.25 per sq ft
Service Charge	£15.25 per sq ft Estimated
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

71 Queen Victoria Street is an impressive modern office building prominently located on the south side of the Cannon Street, Queen Victoria Street crossing. The 3rd floor comprising 26,740 sq ft offers a large occupier the unique opportunity to be on a single floor. Either available in its existing partially fitted condition or in a refurbished Cat A condition.

Location

71 Queen Victoria Street is ideally located just metres from Mansion House Station (District & Circle Lines) and a 3 minute walk from Cannon Street Station (Overground Services and District and Circle Lines). Additionally, St. Paul's (Central Line) and Bank Stations (Central, DLR, Northern, Waterloo & City Lines) are both a 5 minute walk away.

Accommodation

The accommodation comprises the following NIA(s)

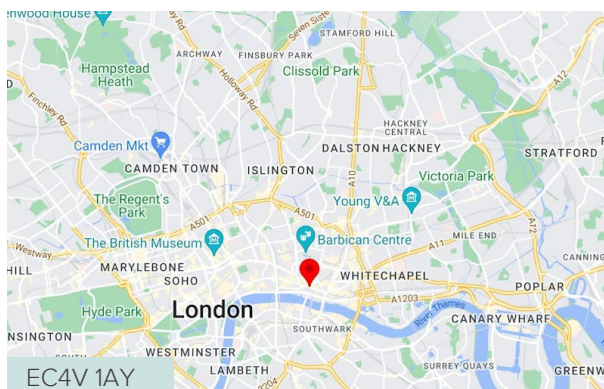
Name	sq ft	sq m	Rent (sq ft)	Fitout Concept	Availability
3rd - Existing condition	26,728	2,483.11	£49.50	-	Available
3rd - Cat A option	26,728	2,483.11	£57.50	CAT A	Available

Viewings

Viewings by prior arrangement, strictly through the joint sole letting agents Ingleby Trice and C&W.

Terms

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



Viewing / further information

Francis Cundell

020 7029 3620 | 07939 598 545

f.cundell@inglebytrice.co.uk

James Heyworth-Dunne

0207 029 3626 | 0777 932 7071

jhd@inglebytrice.co.uk

Ingleby Trice

10 Foster Lane, London EC2V 6HR

inglebytrice.co.uk

+44 (0)20 7029 3610

agency@inglebytrice.co.uk

GENERAL ARRANGEMENT

Symbols shown are not to scale
some symbols may not appear on the layout plan

WALL STYLES

- Existing structural wall
- Existing internal partition
- New single skin partition - 75mm
- New single skin partition - 100mm
- New double skin partition - 100mm
- Demolished Partition
- New low partition
- New half height partition with glazing above

PARTITION CODE DETAILS

- RAISED FLOOR: Raised floor to ceiling slab
- FLOOR SLAB: Floor slab to underside of suspended ceiling
- FLOOR SLAB: Floor slab to ceiling slab
- SPRINKLER: Sprinkler beam partition
PV = To floor void
CV = To ceiling void
- FIRE RATING: Fire barrier partition
PV = To floor void
CV = To ceiling void
- PLYWOOD: Plywood partition strengthening
- MDF: MDF partition strengthening

GLAZING DETAILS

- Existing glazed module
- Existing silicon glass
- New single glazed module
- New double glazed module
- New single glazed silicon glass
- New double glazed silicon glass

DOOR DETAILS

- Existing door
- New Solid Overhead door
- New Solid glass door
- New Frameless glass door
- New Aluminium Framed glass door
- New Aluminium Framed glass door
- New Pivot Door
- New Overhead Solid door

- EX1: Existing 1st floor
- EX1R: Relocated 1st floor
- N1: New 1st floor
- V.P.: Vision panel
- FD05: Fire door rated with smoke seal
- FD05 +20 min
- FD05 +30 min
- FD05 +60 min
- SEC: Security door

GENERAL REFERENCES

- R1: 1st floor room
- R001: Room no.
- W1: 1st floor window
- W01: Window no.
- ND: New Furniture Ref No.
- ED: Existing Furniture Ref No.

TOTAL DESKS ON THE FLOOR 322

Rev	0	1	2	3	4	5	6	7	8	9
Layout revised	Layout revised	Layout revised	Layout revised	Layout revised	Layout revised	Layout revised	Layout revised	Layout revised	Layout revised	Layout revised
MD	MD	MD	MD	MD	MD	MD	MD	MD	MD	MD
01.04.19	26.03.19									

Pre-Design Commission of the Built
AS BUILT

Client
Funding Circle

Site Address
Level 3, 71 Queen Victoria Street

Drawing Title
General Arrangement - Day 2 Layout

Account Manager
Designer/ Project Manager

Scale
1:100@A0

Contract Number
57860

Building
01

Floor
03

Detail
GA2

Revision
D

First Floor
322 High Holborn,
London
WC1V 7PB
T: +44 (0)20 7553 9500
www.oktra.co.uk



DAY 2 PLAN

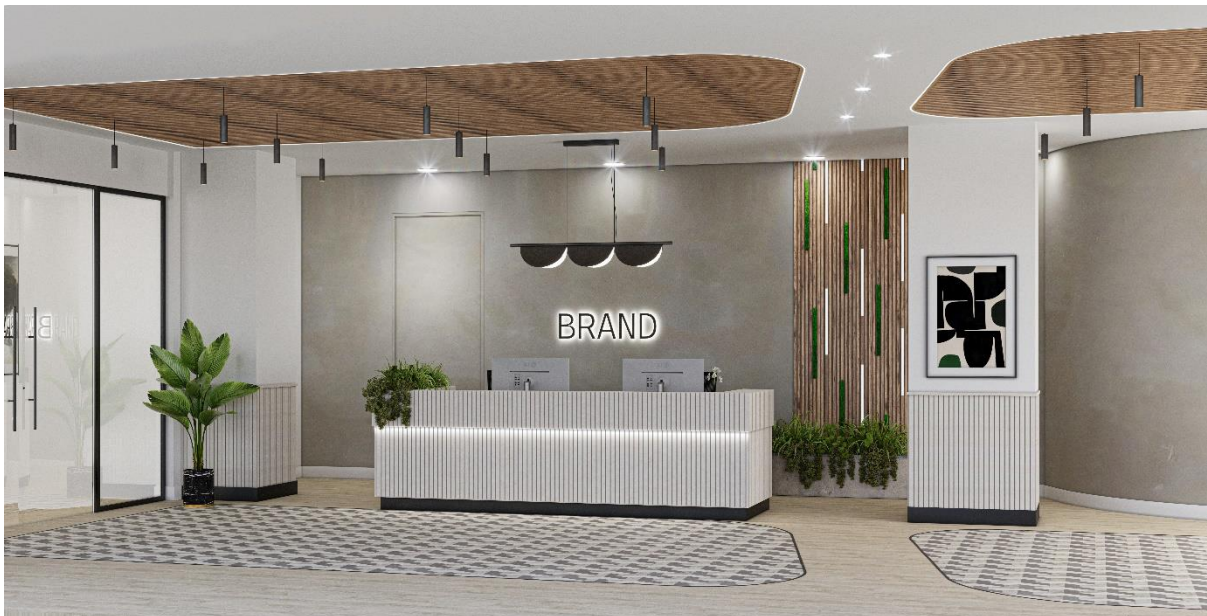
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71 Queen Victoria Street 3rd floor CGI's

Refurbished Cat A



Enhanced Cat B







Proposed Space Plan for an Enhanced Cat B

