020 7029 3610
inglebytrice.co.uk

Two units available either fully fitted or refurbished Cat A condition.

71 Queen Victoria Street

EC4V 1AY

Office

TO LET

6,039 to 12,540 sq ft

(561.04 to 1,165 sq m)

- Available in refurbished Cat A condition or fully fitted by the Landlord
- 4 pipe fan coil air conditioning
- Fully raised floor
- 72 cycle spaces and 9 showers available
- Impressive double height ground floor reception with commissionaire
- Located opposite Mansion House tube station

Summary

Available Size	6,039 to 12,540 sq ft
Rent	£57.50 - £67.50 per sq ft pax
Rates Payable	£27.71 per sq ft estimated pa (26/27)
Service Charge	£20.71 per sq ft estimated pa
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 25,916 sq ft offers a large occupier the unique opportunity to be on a single floor. Either available refurbished Cat A+ or 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)

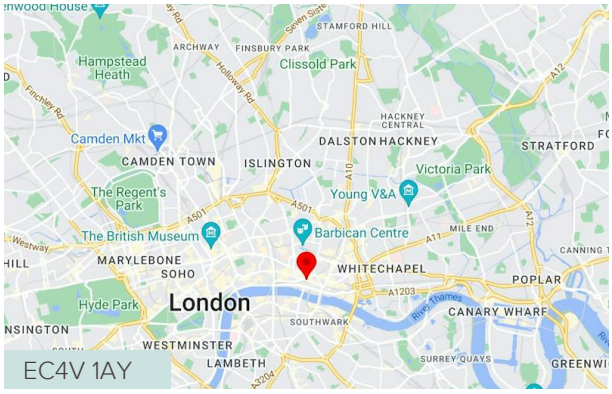
Name	sq ft	sq m	Rent (sq ft)	Availability
3rd - Unit 1	13,376	1,242.67	£55	Under Offer
3rd - Unit 2	6,501	603.96	£65	Available
3rd - Unit 3	6,039	561.04	£52.50	Available
Total	**25,916**	**2,407.67**	**£57.50**	

Viewings

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

Terms

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



Viewing / further information

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