

**61 Queen Street  
London  
EC4R 1AE**



**NEWLY REFURBISHED OFFICE FLOORS AVAILABLE ON A  
CATEGORY A OR FULLY FITTED BASIS**

**1,291 – 13,608 SQ FT**





# 61 Queen Street London EC4R 1AE

## 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 such as Cannon Street Network Rail and underground station (Circle and District lines) as well as Bank station (Central, Northern and Waterloo & City lines, and DLR services) and Mansion House ( Circle & District Lines ).

## AMENITIES

- Newly refurbished CAT A offices
- Excellent natural light and views
- Refurbished manned reception
- Showers, lockers and secure cycle facilities
- New LED lighting
- Male & Female WC's on each floor
- Typical floor to ceiling height of 2.65m
- 2x refurbished passenger lifts
- Raised access flooring
- Occupational density of 1:10 sqm
- Fully fitted / Turnkey Option available
- Fully air conditioned

## ACCOMMODATION

FLOOR	SIZE (Sq Ft)	STATUS
5 <sup>th</sup>	1,841	Available
4 <sup>th</sup>	2,702	LET
3 <sup>rd</sup>	3,425	Available
Part 2 <sup>nd</sup>	1,291	LET
Part 2 <sup>nd</sup>	1,999	Under offer
Ground	2,350	Available
<b>TOTAL</b>	<b>13,608</b>	

## RENT

From £57.50 - £59.50 per sqft

## RATES

Approx. £19.00 per sqft

## SERVICE CHARGE

Approx. £9.00 per sqft

Viewings by arrangement through joint sole agents Noble Harris and BNP Paribas:-

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