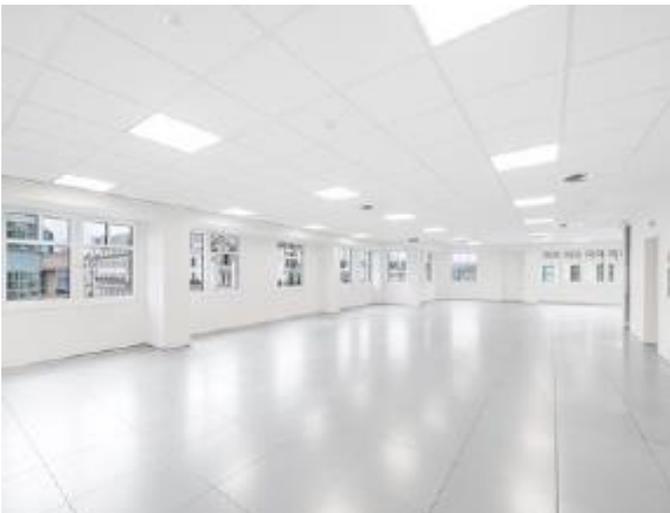


# 61 Queen Street London EC4R 1AE



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

**1,999 - 7,774 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	LET
4 <sup>th</sup>	2,702	LET
3 <sup>rd</sup>	3,425	Under Offer
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 £55.00 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:-

**Matthew Noble**

[mnoble@nobleharris.co.uk](mailto:mnoble@nobleharris.co.uk)

020 7291 6142

079 8099 1214

**Carl Dobrin**

[cdobrin@nobleharris.co.uk](mailto:cdobrin@nobleharris.co.uk)

020 7291 6141

075 4507 7959

**Jake Doffman**

[jdoffman@nobleharris.co.uk](mailto:jdoffman@nobleharris.co.uk)

020 7291 6144

079 0408 2118

The Noble Harris Partnership, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Noble Harris, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property. No person in the employment of Noble Harris or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Noble Harris include any joint agents acting with Noble Harris