NEWLY REFURBISHED OFFICE FLOORS AVAILABLE ON A CATEGORY A OR FULLY FITTED BASIS
1,999 - 7,774 SQ FT
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

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>SIZE (Sq Ft)</th>
<th>STATUS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5th</td>
<td>1,841</td>
<td>LET</td>
</tr>
<tr>
<td>4th</td>
<td>2,702</td>
<td>LET</td>
</tr>
<tr>
<td>3rd</td>
<td>3,425</td>
<td>Under Offer</td>
</tr>
<tr>
<td>Part 2nd</td>
<td>1,291</td>
<td>LET</td>
</tr>
<tr>
<td>Part 2nd</td>
<td>1,999</td>
<td>Under Offer</td>
</tr>
<tr>
<td>Ground</td>
<td>2,350</td>
<td>Available</td>
</tr>
<tr>
<td>TOTAL</td>
<td>13,608</td>
<td></td>
</tr>
</tbody>
</table>

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:-

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