



**FULLY FITTED OFFICE FLOORS  
AVAILABLE ON A FULLY FURNISHED BASIS**

**4<sup>th</sup> floor – 2,702 SQ FT**

**5<sup>th</sup> floor – 1,841 SQ FT**

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**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, Network Rail and Underground stations – Cannon Street (Circle and District lines) as well as Bank station (Central, Northern and Waterloo & City lines, and DLR services) and Mansion House (Circle & District Lines).

**DESCRIPTION**

The 4th floor will provide newly refurbished fitted space with 3x large meeting rooms, 1x exec office and desk space for 40. Self-contained with a large kitchen breakout space and private on floor WCs.

The 5th floor provides a fully fitted and furnished office space - fitted with 18 desks and chairs (scope for more) a 2x large, fitted meeting rooms, a fully fitted kitchen with appliances and private WCs.

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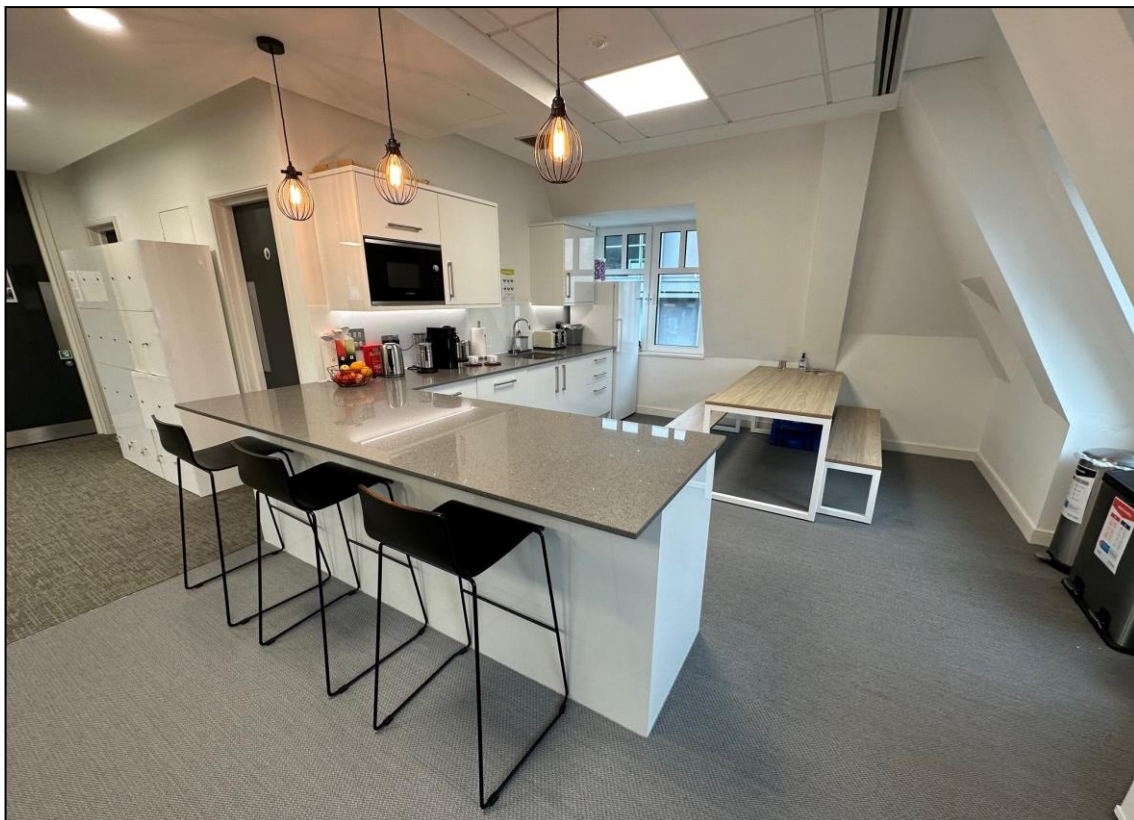


# 61 Queen Street London EC4R 1AE

4<sup>th</sup> floor – open plan



4<sup>th</sup> floor – kitchen





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## AMENITIES

- Fitted and furnished offices
- Excellent natural light, with garden and river views
- Managed reception
- Showers, lockers, and secure cycle facilities
- LED lighting
- Fully air conditioned
- 2x passenger lifts
- Raised access flooring
- Newly refurbished
- Private WCs on each floor

## AVAILABILITY

FLOOR	SIZE (Sq Ft)	RENT	RATES	SERVICE CHARGE	TOTAL PER ANNUM	AVAILABILITY
5 <sup>th</sup> floor – CAT A+	1,841	£65.00	£17.94	£9.00	£169,261.54	Q3 2024
4 <sup>th</sup> floor – fitted	2,702	£57.50	£18.95	£9.00	£230,885.90	Q3 2024
<b>TOTAL</b>	<b>4,543</b>					

Viewings by arrangement through sole agents Noble Harris:-

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