



Aldermary House offers high quality refurbished offices with CAT A or B fit outs

Aldermary House

Aldermary House, 15 Queen Street,
EC4N 1TX

Office

TO LET

2,190 to 11,554 sq ft

(203.46 to 1,073.40 sq m)

- New Cat B fit outs on 6th and pt 1st (West)
- Cat A+ fit outs on pt 2nd (North) & pt 2nd (West)
- Newly refurbished, manned reception
- Newly refurbished showers and cycle storage
- Private gym facility in the basement

Summary

Available Size	2,190 to 11,554 sq ft
Rent	£65.00 - £72.50 per sq ft pax
Rates Payable	£21.33 per sq ft est pa
Service Charge	£17.90 per sq ft est pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

Description

The available offices in Aldermary House have recently been fully refurbished to a grade A standard, providing inspirational work space and high quality accommodation opposite Bloomberg's City of London headquarters.

Location

Aldermary House is located on the west side of Queen Street, at its junction with Watling Street and Queen Victoria Street, close to the City's premier retail centres at One New Change, Cheapside and Bow Lane. Mansion House, Bank and Cannon Street underground stations and Cannon Street mainline station are all within a short walk.

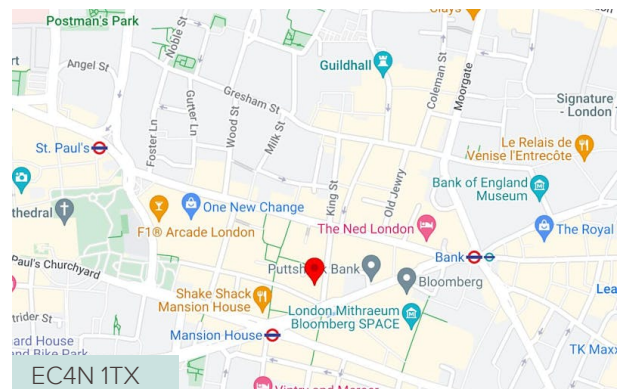
Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Rent (sq ft)	Fitout Concept	Availability
7th - S	2,500	232.26	£67.50	CAT A	Available
2nd - N+S	4,650	432	£65	CAT A+	Available
2nd - W	2,214	205.69	£65	CAT A+	Available
1st - W	2,190	203.46	£65	CAT B	Available
Total	11,554	1,073.41	£65.63		

Terms

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



Viewing / further information

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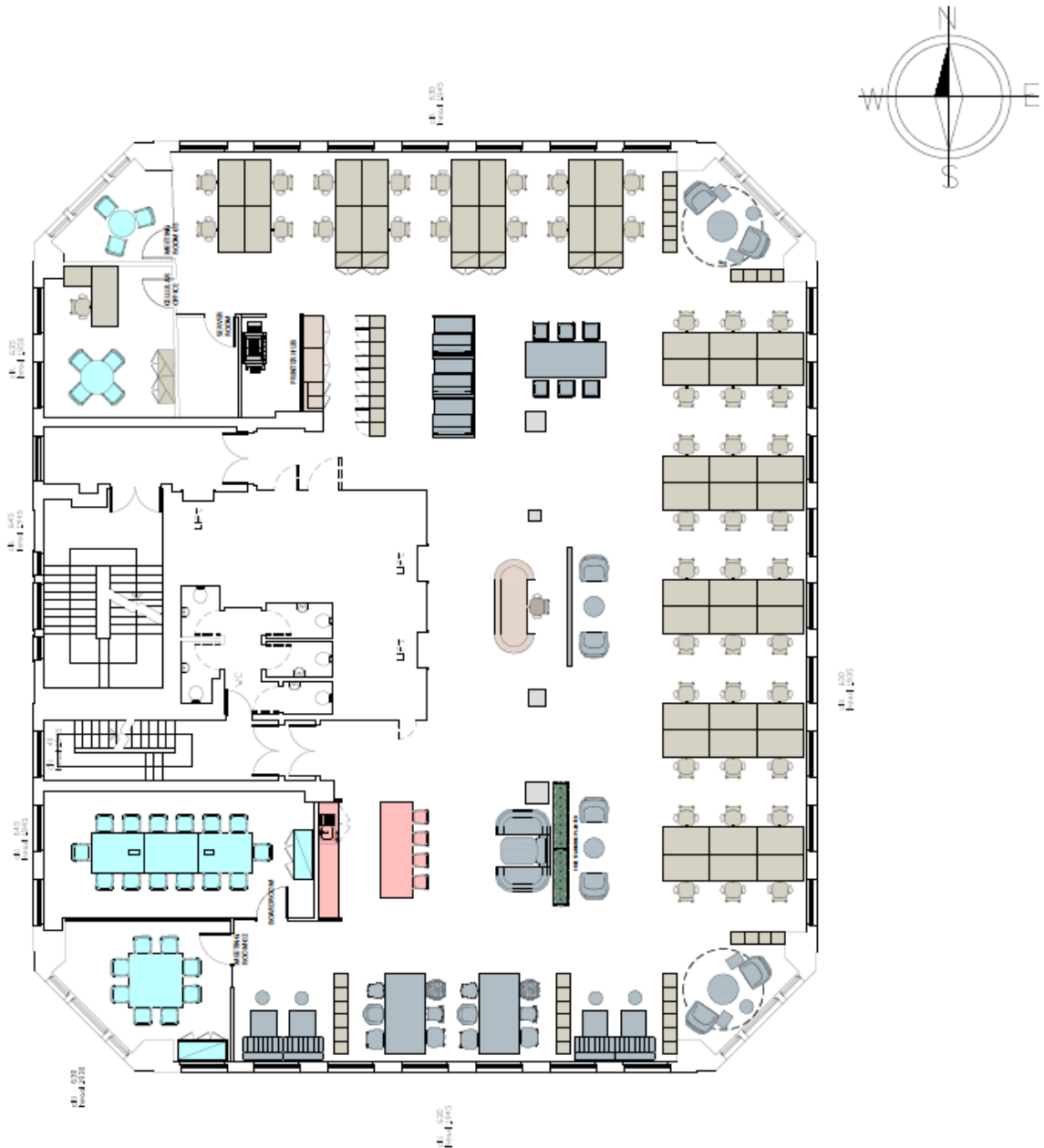
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6th floor (5,294 sq ft)

- 46 desks
- 1x 14-person boardroom
- 1x 8-person meeting room
- 1x 4-person meeting room
- 1x executive office





6th floor reception



6th floor open plan area



6th floor open plan area



6th floor meeting room



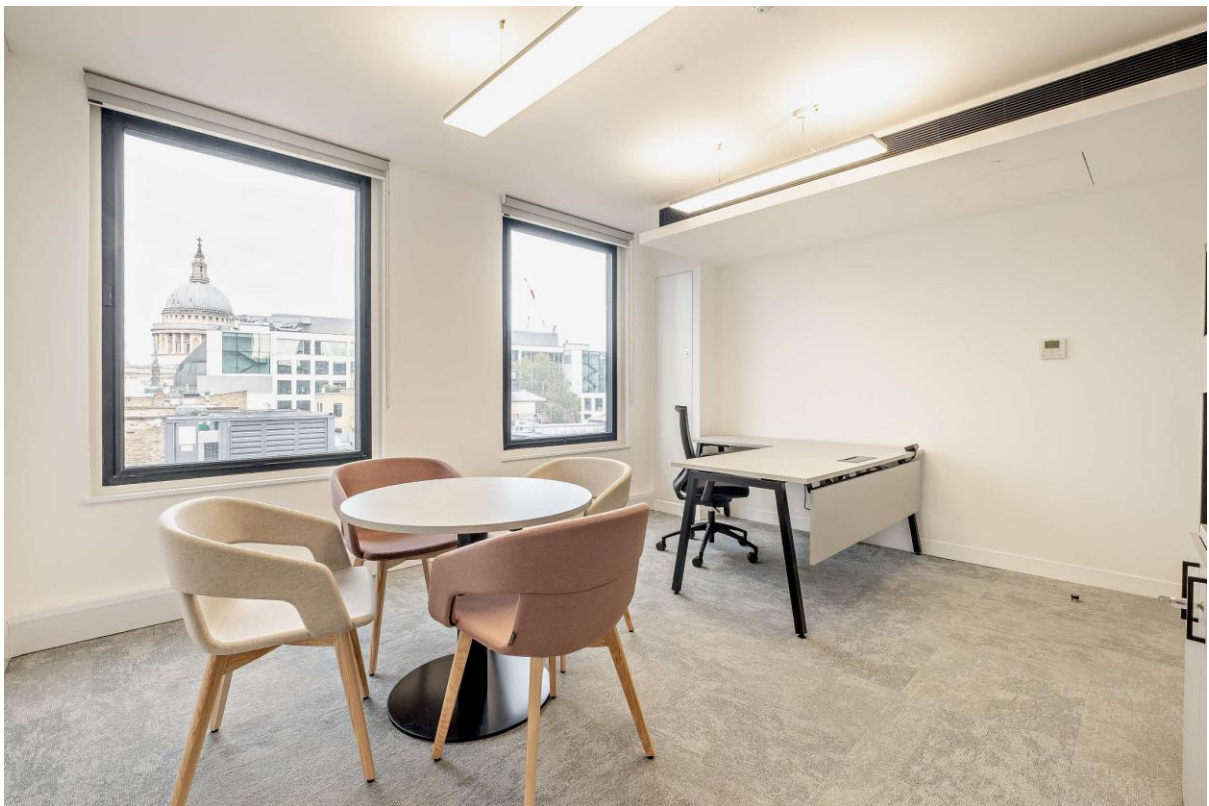
6th floor kitchen / breakout



6th floor breakout



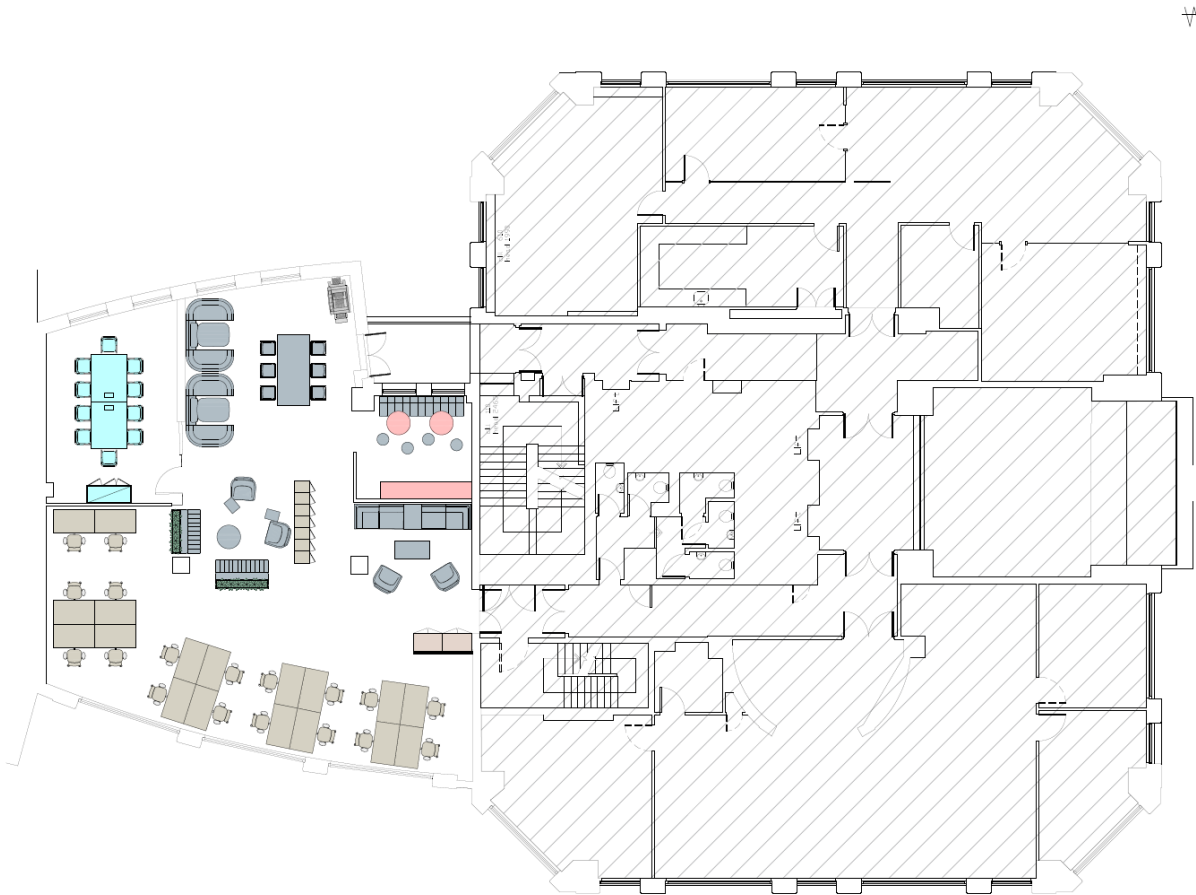
6th floor meeting room



6th floor executive office

Part 1st (West) Floor (2,189 sq ft)

- 18 desks
- 1x 10-person boardroom
- 1x 6-person high bench
- Kitchenette and breakout areas





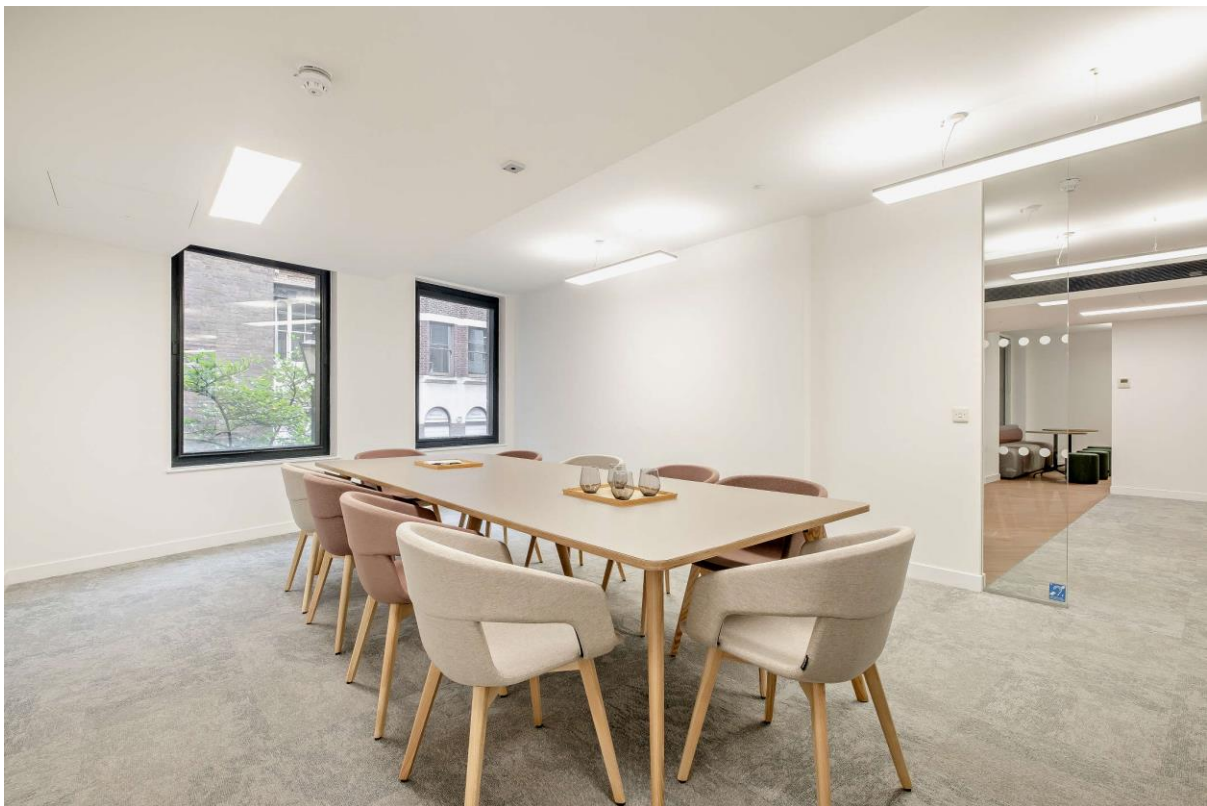
Part 1st west open plan area



Part 1st west open plan area



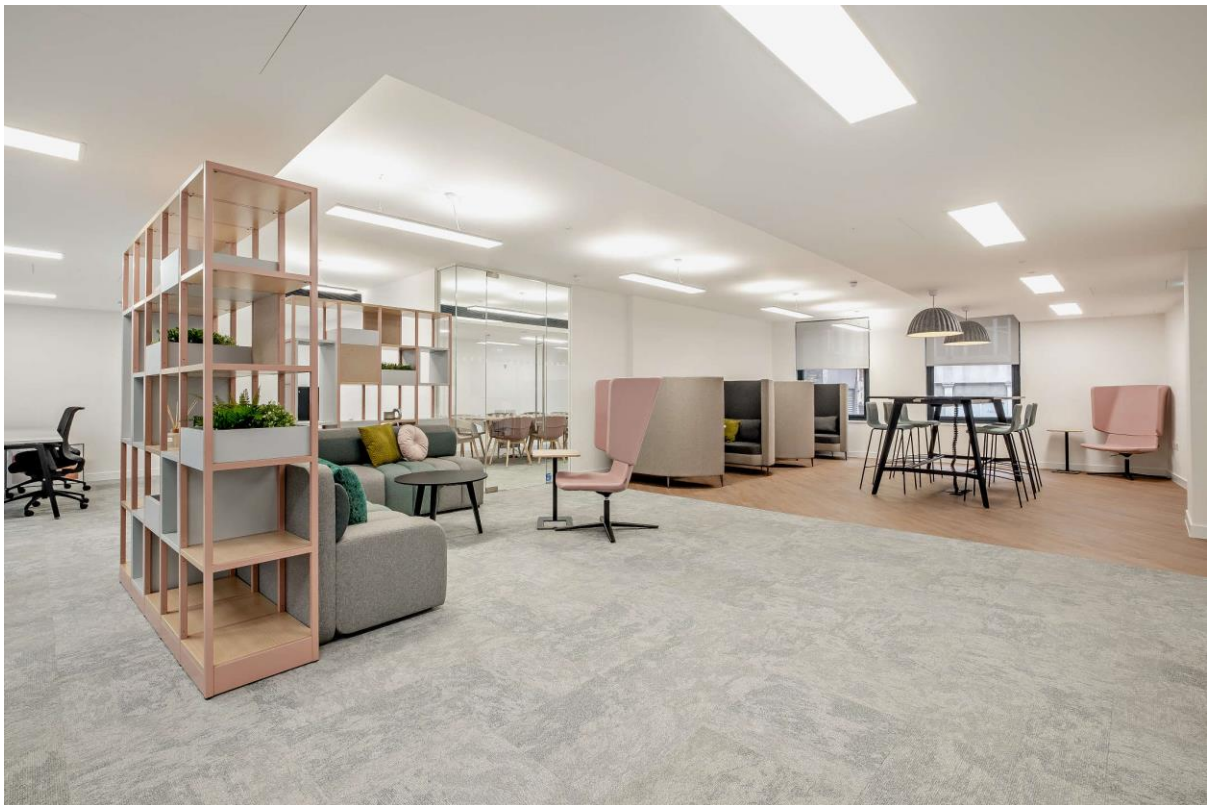
Part 1st west collaboration area



Part 1st west meeting room



Part 1st west kitchenette



Part 1st west breakout area