



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

### **Aldermary House**

10-15 Queen Street, EC4N 1TX

Office

# TO LET

**2,214 to 9,588 sq ft**

(205.69 to 890.75 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

<b>Available Size</b>	2,214 to 9,588 sq ft
<b>Rent</b>	£65 - £67.50 per sq ft pax
<b>Rates Payable</b>	£21.33 per sq ft est pa
<b>Service Charge</b>	£17.90 per sq ft est pa
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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.

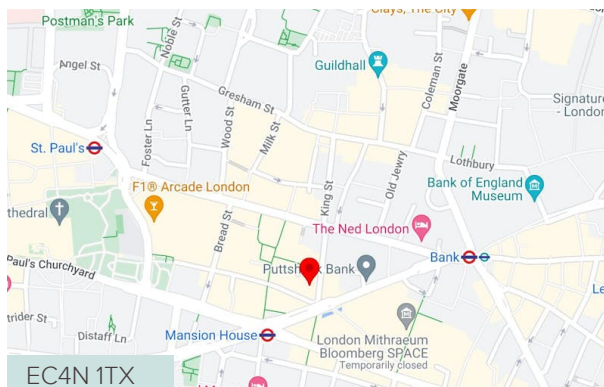
## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Rent (sq ft)	Fitout Concept	Availability
7th - S	2,724	253.07	£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
<b>Total</b>	<b>9,588</b>	<b>890.76</b>	<b>£65.83</b>		

## Terms

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



## Viewing / further information

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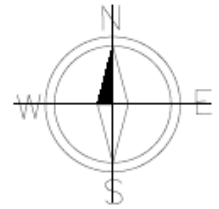
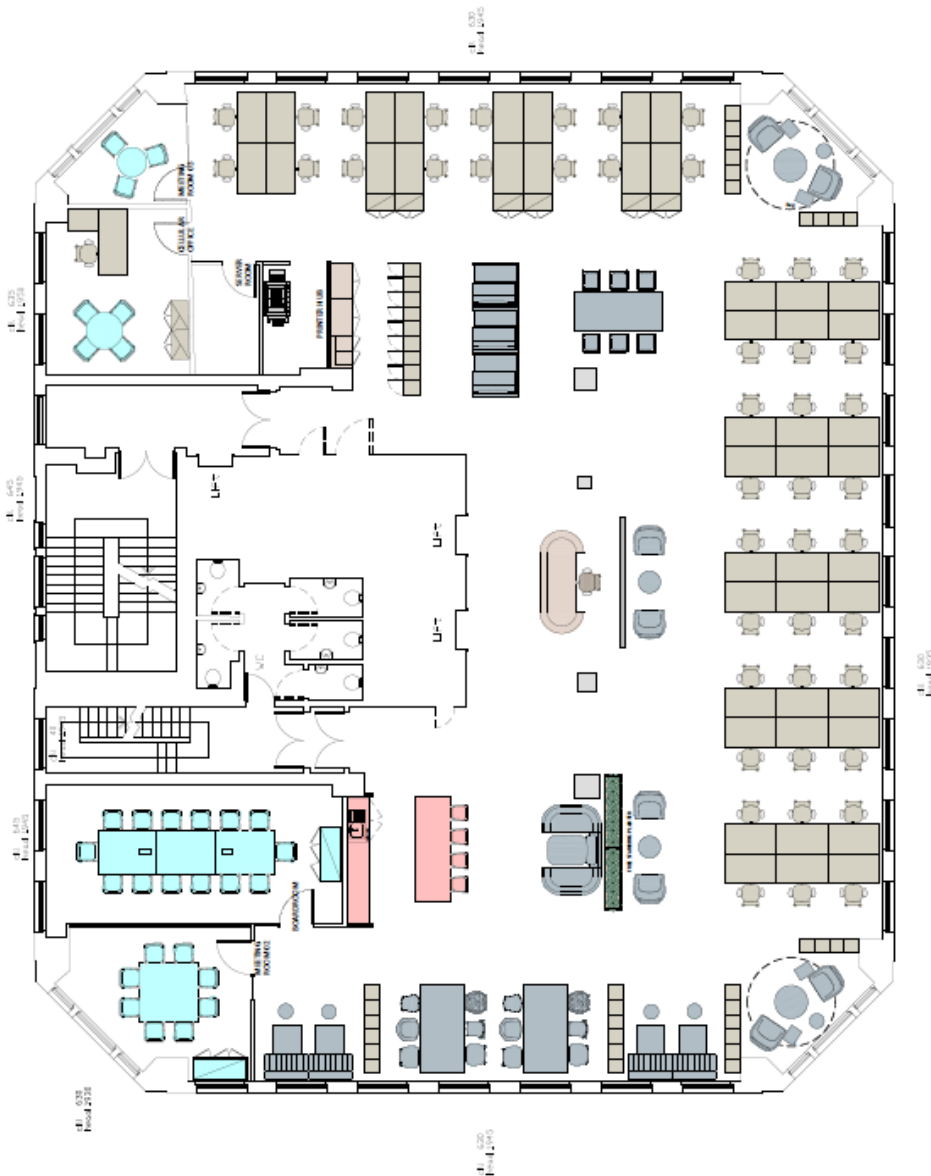
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## 6<sup>th</sup> floor (5,294 sq ft)

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





6<sup>th</sup> floor reception



6<sup>th</sup> floor open plan area



6<sup>th</sup> floor open plan area



6<sup>th</sup> floor meeting room



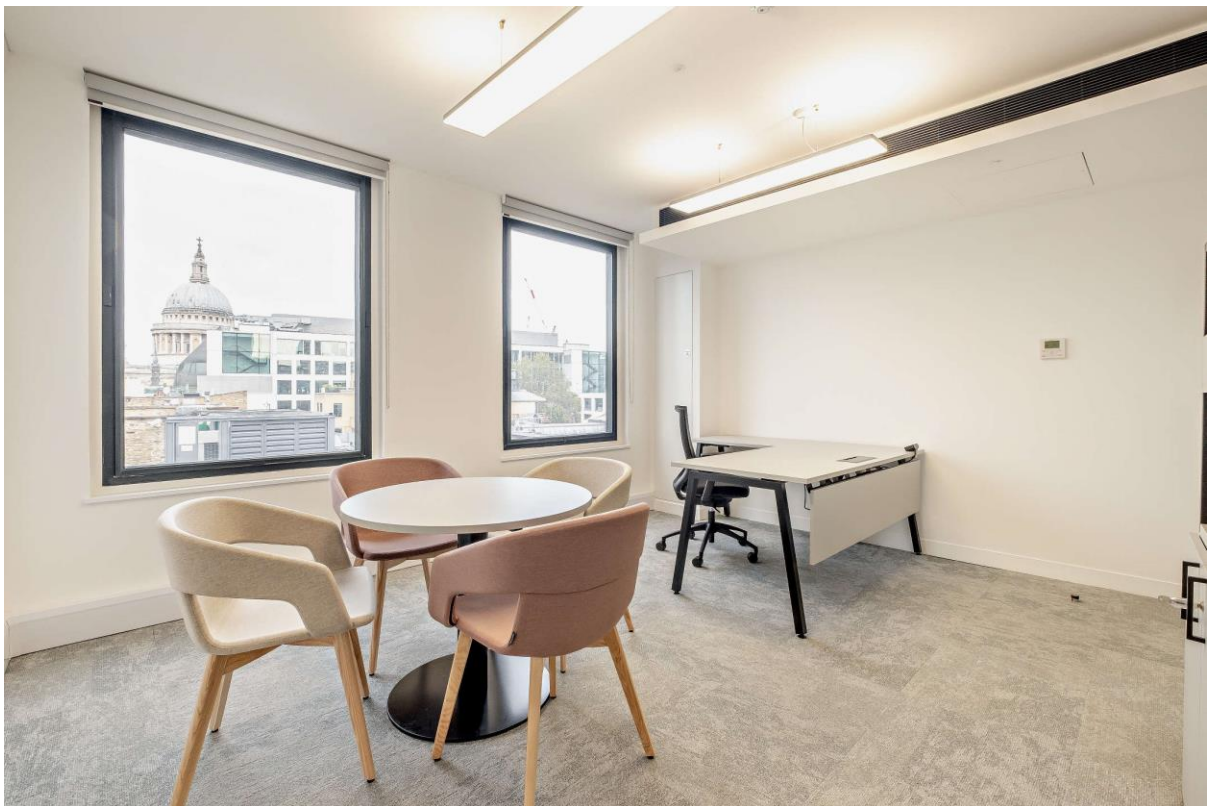
6<sup>th</sup> floor kitchen / breakout



6<sup>th</sup> floor breakout



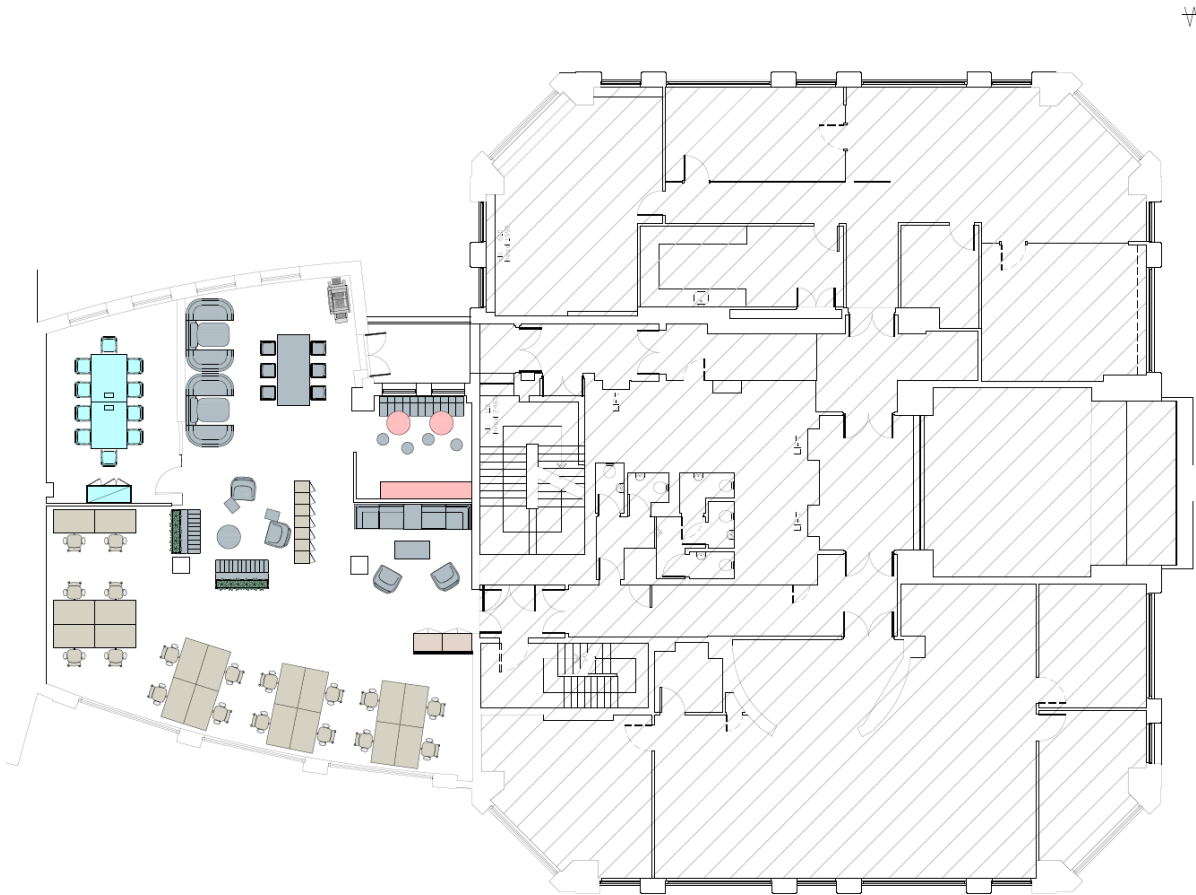
6<sup>th</sup> floor meeting room



6<sup>th</sup> floor executive office

## Part 1<sup>st</sup> (West) Floor (2,189 sq ft)

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







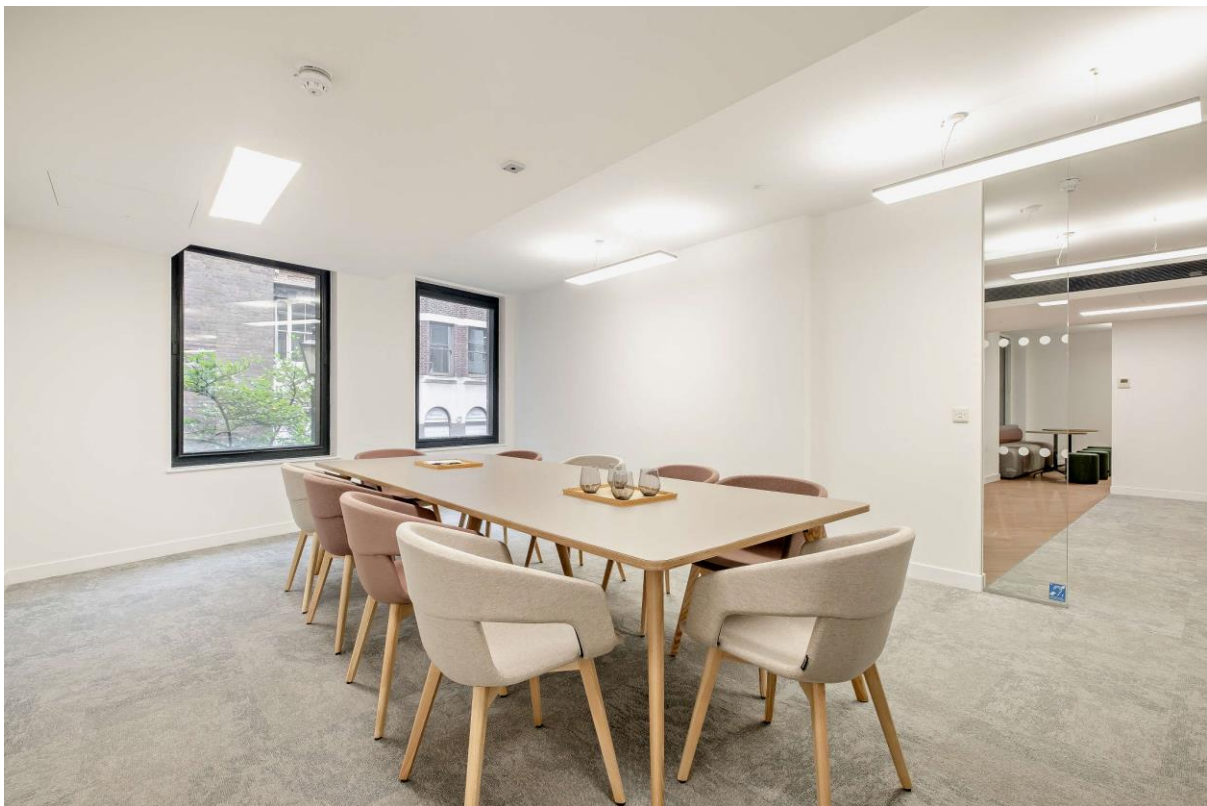
Part 1<sup>st</sup> west open plan area



Part 1<sup>st</sup> west open plan area



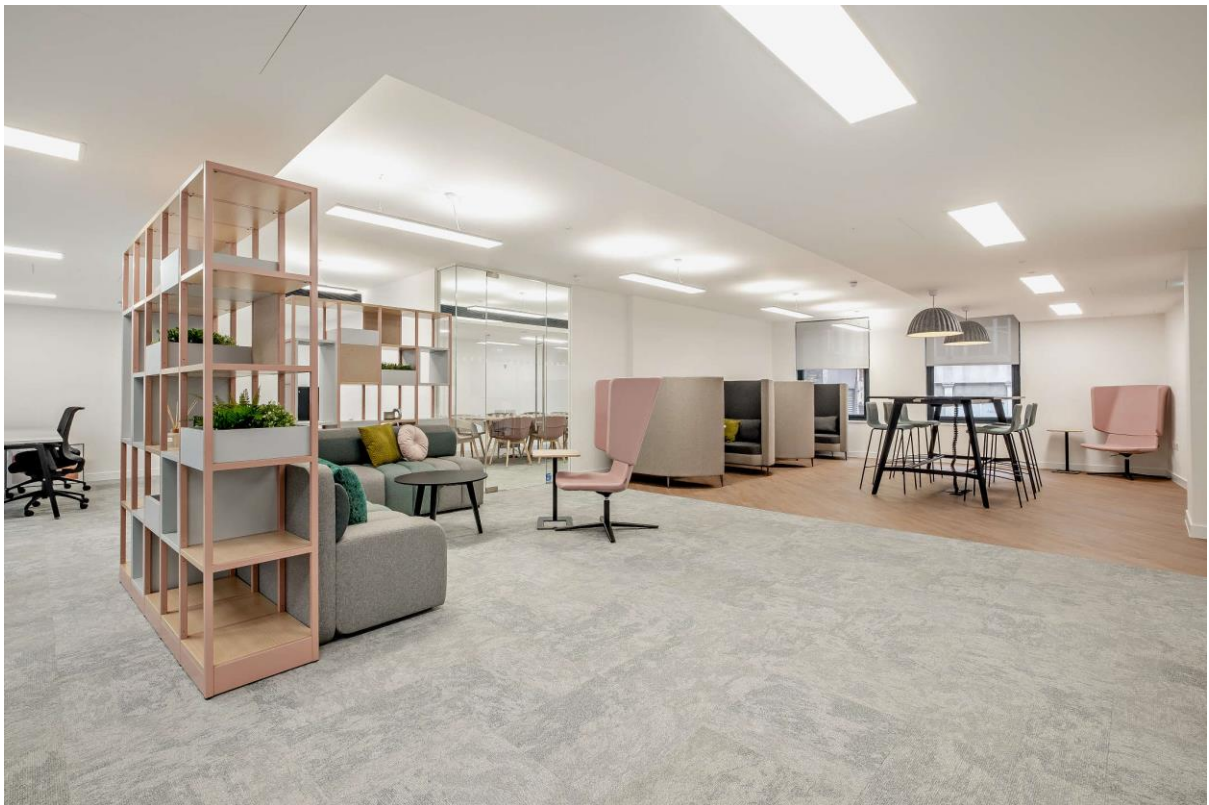
Part 1<sup>st</sup> west collaboration area



Part 1<sup>st</sup> west meeting room



Part 1<sup>st</sup> west kitchenette



Part 1<sup>st</sup> west breakout area