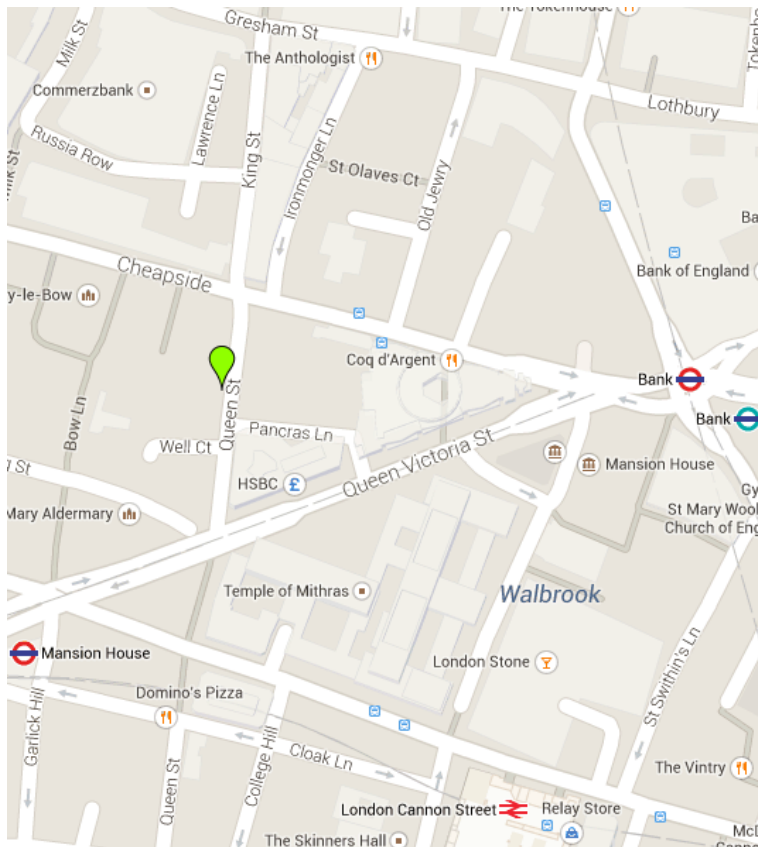




Offices to Let 1,120 – 1,333 Sq ft *“Furnished, Plug & play City Offices to let”*
6-7 Queen Street, London, EC4



Description

The 2nd floor is plug & play and is fitted with a kitchenette and furniture, with 12 work stations in situ. The floor has been cabled (perimeter trunking) and there is fibre present in the building. The floor has good natural light throughout. The 1st and 4th floors are to be refurbished to a CAT A specification and will also be plug & play.

Location

The property is in a prominent location in the City of London, in between the main thoroughfares of Cheapside and Queen Victoria Street. Nearby transport links include underground stations Mansion House (District and Circle lines) and Bank (Waterloo & City, Central, DLR and Northern lines) as well as National Rail services at London Cannon Street.

FLOOR	SQ FT	STATUS
4 th	1,120	Available
2 nd	1,221	Available
1 st	1,333	Available
Total	3,674	

Contact us **BBG Real Estate Advisers**



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Amenities *Virtual Tours Available on Request*

- Plug & play providing 12 desks, chairs and pedestals
- Perimeter trunking with cabling in situ
- Kitchenette
- Suspended ceiling
- Comfort Cooling
- Security system with 24 hour access
- Refurbished WC's

TERMS: The space is available on new leases from the Landlord on flexible terms by arrangement. The lease will exclude the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 Part II as amended.

RENT: £43.50 psf

RATES: £19.83 psf (20/21)

S/C: £8.84 psf (estimate)

VAT: No VAT is currently payable on the rent.

EPC: Rating D [76]. Full EPC available on request





Space Plans & CGI's

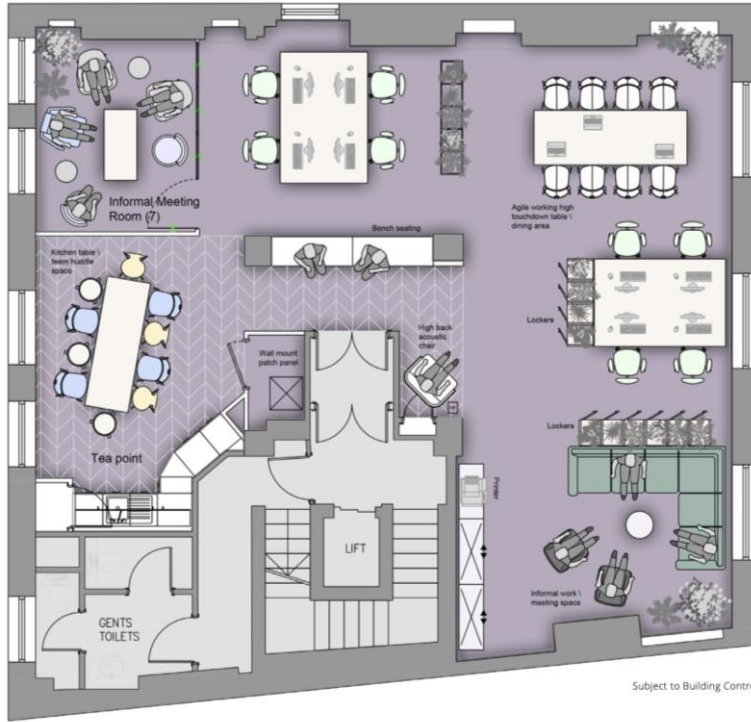
OPEN PLAN CGI



OPEN PLAN AND MEETING ROOM CGI



2nd Floor:
Agile Working
Indicative
Floor Plan



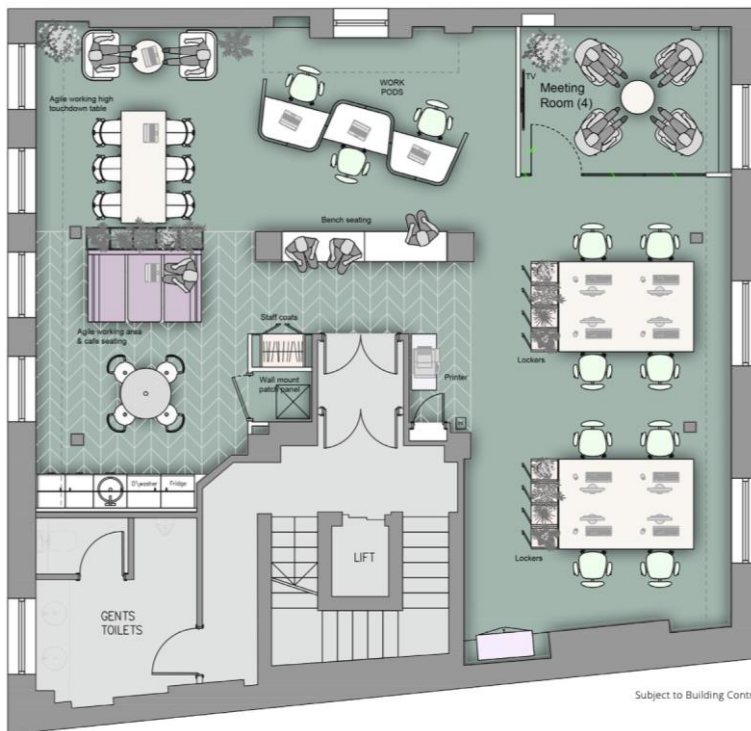
113 SQM \ 1216 SQFT

Accommodation Schedule:

- Visitor bench seating
- 7 person informal meeting room
- 8 person touchdown table
- Informal work & meeting space
- Tea point
- Kitchen table \ team huddle
- 2400mm wide open plan work benches (2)
- Acoustic high back chair
- Patch cabinet cupboard

Subject to Building Control

4th Floor:
Agile Working
Indicative
Floor Plan



108 SQM \ 1161 SQFT

Accommodation Schedule:

- Visitor bench seating
- 4 person meeting room
- 6 person touchdown table
- 4 person agile working booth
- 3 single work pods
- Acoustic high back chairs
- Tea point
- 2400mm wide open plan work benches (2)
- Patch cabinet cupboard

Subject to Building Control