

71 QVS

6,039 - 26,275 Sq Ft
Refurbished Offices To Let

71 Queen Victoria St
London EC4

ELEVATING THE ARRIVAL



Exterior / entrance CGI
For indicative purposes only. Subject to planning and approval



OVERVIEW 01

Reception CGI
For indicative purposes only

71 QVS is being reimagined to deliver a best-in-class arrival experience.

The external entrance will be transformed with a striking new canopy and stone-clad façade, leading through to the fully refurbished reception which includes a new lounge, complete with a dedicated coffee bar beneath soaring double height glazing — a space designed for both first impressions and everyday use, in the heart of the City.

RECEPTION LOUNGE

RECEPTION LOUNGE

02

Reception lounge CGI
For indicative purposes only

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LEVEL 3

Level 3 comprises of three units ranging from 6,039 to 26,275 sq ft. Units 1 and 3 provide flexible CAT A workspace, whilst Unit 2 has been furnished ready for occupation.

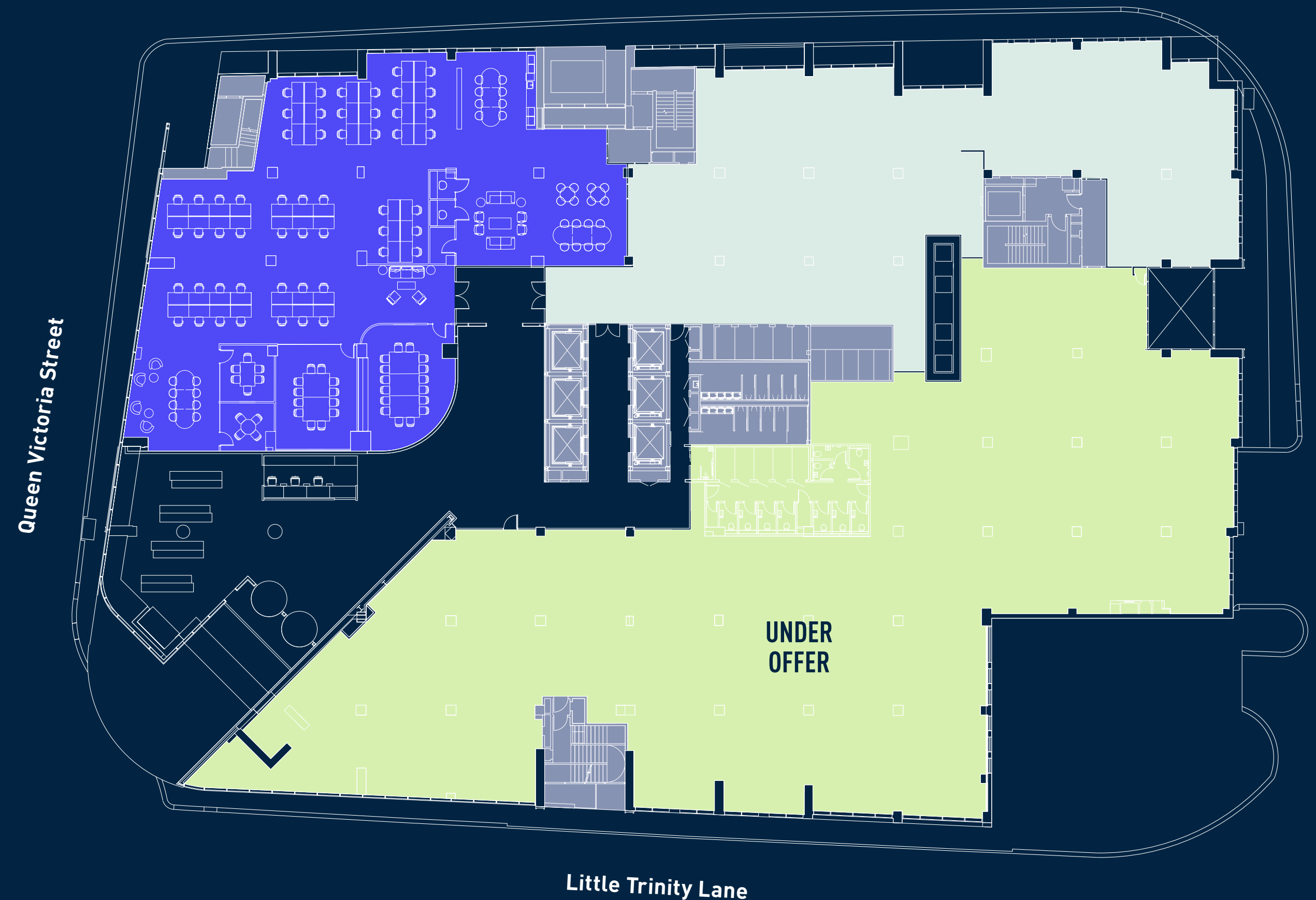
3 WAY SPLIT

Unit	Condition	Status	Sq ft	Sq m
1	Cat A	Under offer	13,670	1,270
2	Newly refurbished & fully fitted	Available	6,501	604
3	Cat A	Available	6,039	561
Total			26,210	2,435

Unit 2	
Open Plan Desks	54
16 Person Boardroom	01
12 Person Meeting Room	01
6 Person Meeting Room	01
4 Person Meeting Room	01
Teapoint/Breakout Area	01
Collaboration Zones	02
Reception	01



For indicative purposes only. Not to scale.



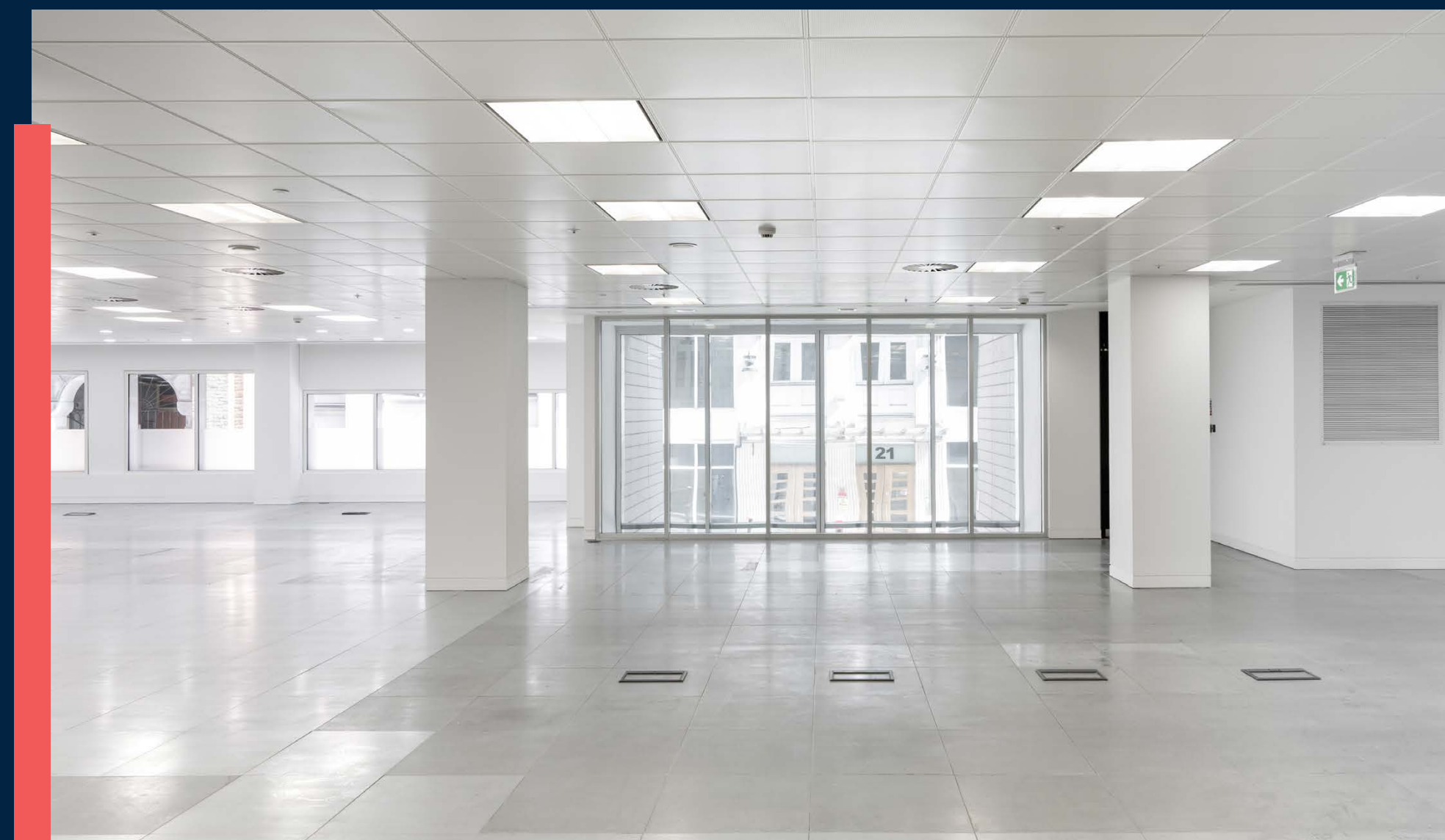
■ Unit 1
 ■ Unit 2
 ■ Unit 3
 ■ Core

SPACE TO CREATE, UNIT 2

READY FOR
BUSINESS, UNIT 2

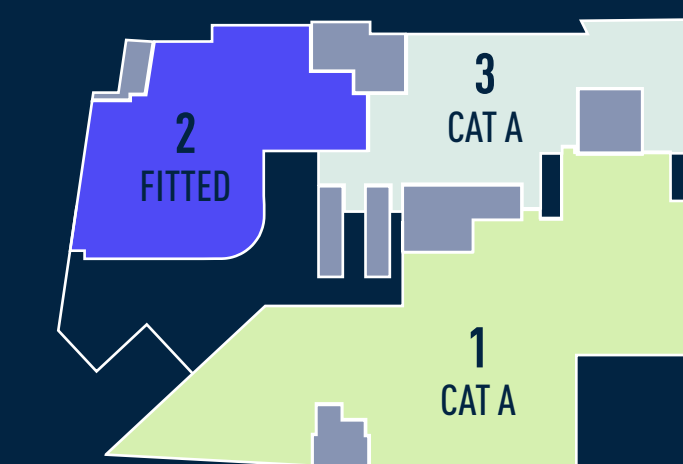
LIGHT FILLED WORKSPACE, UNIT 2

FLEXIBLE SPACE UNITS 1 AND 3



Unit 3 is currently in refurbished Cat A condition and ready for immediate occupation. Occupiers have the flexibility to take the space as is, or work with the landlord to design a bespoke fitted-out unit. There is also the opportunity to combine Unit 3 with Unit 2, delivering a fully fitted unit of up to 12,540 sq ft.

UNIT 3 SPLIT PLAN



REFURBISHED GRADE A OFFICE



Reception with
commissionaire



Excellent
natural light



4 pipe fan coil
air conditioning



94 bicycle racks
& 9 showers



Full access raised
floors (120mm)



2.65m floor
to ceiling height



6 x 21 person
passenger lifts
& 1 x goods lift



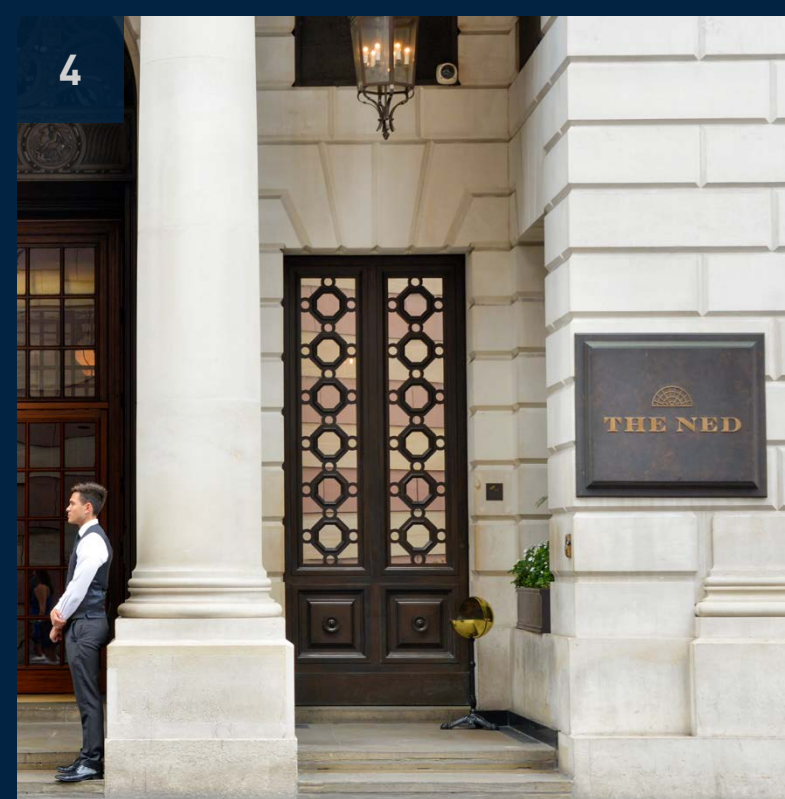
1:8 sq m
occupational
density



EPC
rating B



Unit 2



A PRIME CITY LOCATION

Located in the beating heart of the City with Paternoster Square, Bow Lane and One New Change on your doorstep. Providing occupiers access to a rich and diverse local environment.

From casual lunch, fine dining or some retail therapy, the surrounding area has something for every occasion.

1. Street Pizza
2. Paternoster Square
3. The Royal Exchange
4. The Ned
5. One New Change

ON THE MOVE

Perfectly positioned for the best the City has to offer and easy transport connections.

Mansion House and Cannon Street Stations are less than five minutes walk away, providing easy access to underground and mainline services.



RESTAURANTS & BARS

- | | | | |
|----|----------------------|----|---------------------|
| 1 | Bread Street Kitchen | 13 | Manicomio |
| 2 | Brigadiers | 14 | Mercer Roof Terrace |
| 3 | Cabotte | 15 | Nusa Kitchen |
| 4 | Caravan | 16 | Stem and Stem |
| 5 | Cecconi's | 17 | Street Pizza |
| 6 | City Arts Bar | 18 | Sweetings |
| 7 | Coq d'Argent | 19 | The Happenstance |
| 8 | Coya | 20 | The Listing |
| 9 | Enoteca da Luca | 21 | The Wolseley City |
| 10 | Hithe + Seek | | |
| 11 | Homeslice | | |
| 12 | Ivy Asia | | |

COFFEE

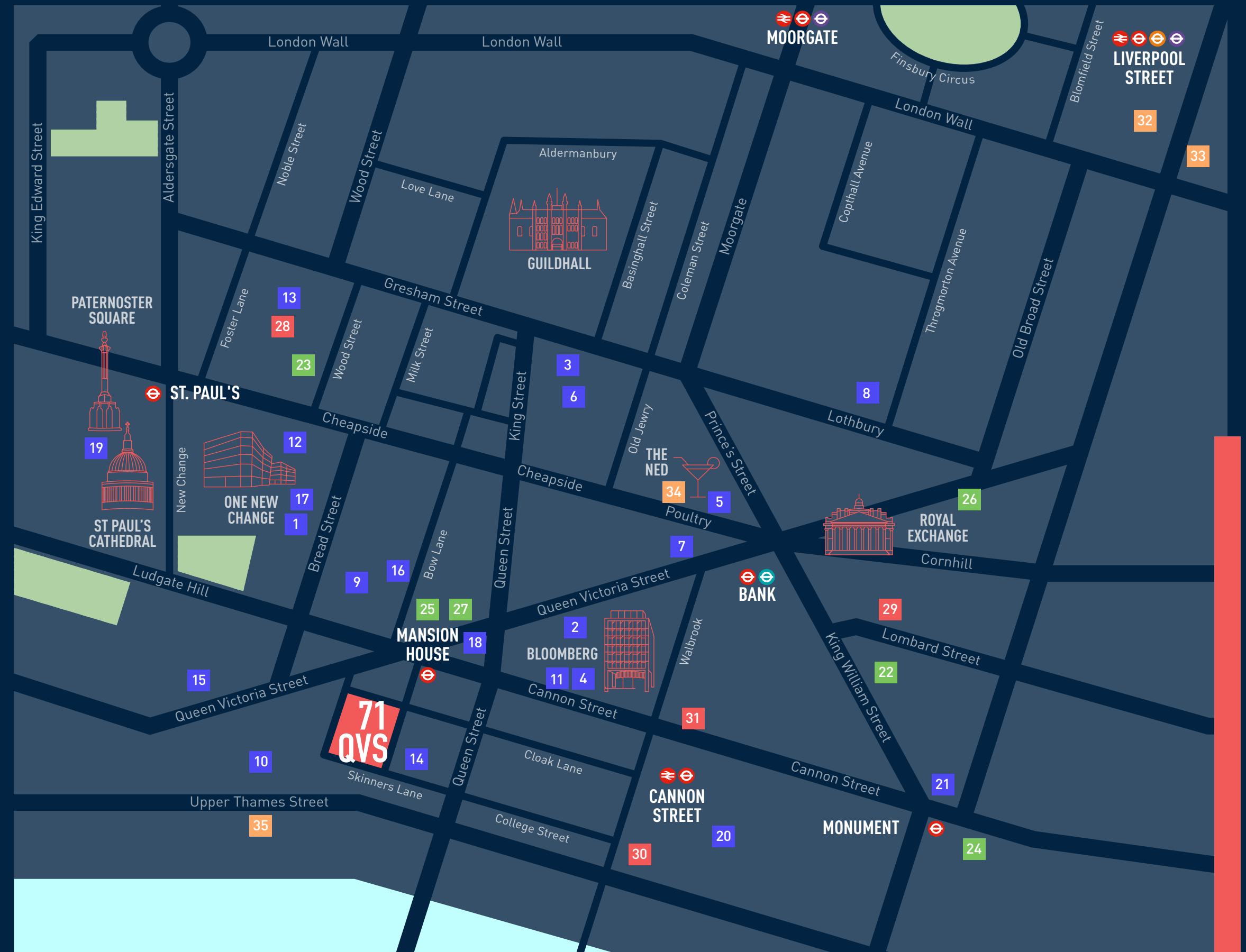
- | | |
|----|--------------|
| 22 | Attendant |
| 23 | Black Sheep |
| 24 | Blank Street |

GYMS

- | | |
|----|------------------|
| 25 | Caffè Nero |
| 26 | Grind |
| 27 | Rosslyn Coffee |
| 28 | Barry's Bootcamp |
| 29 | GymBox |
| 30 | Nuffield |
| 31 | Virgin Active |

HOTELS

- | | |
|----|-------------|
| 32 | Andaz |
| 33 | Pan Pacific |
| 34 | The Ned |
| 35 | Westin |



01 
 **MANSION HOUSE**

04 
 **CANNON STREET**

05 
 **BANK**

07 
 **ST PAUL'S**

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FURTHER INFORMATION



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