



36

QUEEN STREET
LONDON EC4



36

Reception

7,032 sq ft of newly
refurbished Cat B
office space with new
building reception in
the heart of the City

STEP INTO
MODERN
ELEGANCE



Office floor

A FRESH START

Having undergone a comprehensive refurbishment, 36 Queen Street boasts style from the outset and throughout. A newly remodelled reception area and touch down space, the space ensures an enhanced arrival experience.

The 3rd floor has been carefully considered and designed to deliver a brand new fully fitted space, fulfilling the occupiers every need.



Zoom pods and agile workstations

PRECISION IN EVERY DETAIL

36



New, high specification,
fully fitted and furnished
office floor



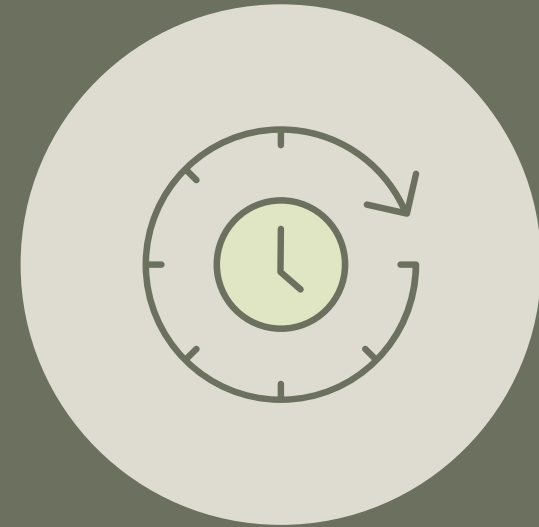
Refurbished reception
(1,568 sq ft) with occupier
touchdown & concierge



EPC Rating B



Maximum occupational density
of 1:10 persons per sq m



24/7 access and security



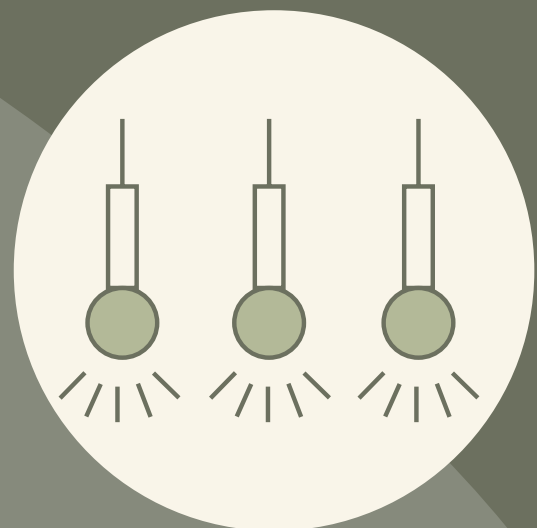
21 lockers



Refurbished basement cycle
store. 24 spaces and cycle
maintenance station



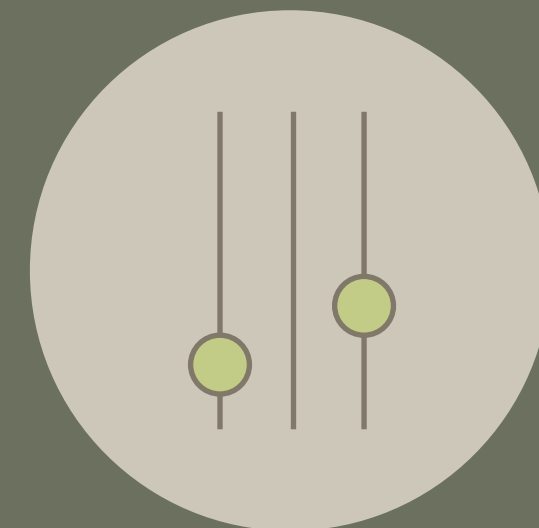
VRF Air conditioning
with all new on-floor
HVAC



LED Lighting



Refurbished showers and
changing facilities with
complimentary towel service



3 x 13-passenger lifts

The whole building comprises 46,000 sq ft of modern accommodation, redeveloped in 2014. The 3rd floor and reception have recently been refurbished to deliver a high specification.



Occupier touchdown in reception



Kitchen



Cycle store

AMENITIES IN ABUNDANCE



Shower/changing room

3RD FLOOR 7,032 SQ FT

Occupants shown: 62 (1:11 occupancy)

(Not including: 8 no. hot desk / agile working stations (which in full use with desks would achieve total occupancy of 74 persons / 1:9 ratio.)

- 62 x desks (16 sit-stand & 46 static desks)
- 4 x meeting room
- 1 x teapoint
- 1 x business lounge
- 2 x zoom pod
- 8 x hot desking/agile workstations

KEY

- Office
- Core
- Lifts
- WC



Not drawn to scale. For indicative purposes only.



FULLY
EQUIPPED
FOR SUCCESS



36



Bloomberg Arcade, Cannon Street



Rosslyn Coffee, Cannon Street

CITY WORKING AT ITS BEST



Mansion House



Poke House, Bloomberg

36 Queen Street is in the heart of the City, being located within 5 minutes' walk of Mansion House, Cannon Street and Bank Underground stations. Its connectivity via Underground, National Rail, DLR and the Elizabeth Line is second to none.



5 MINS

WALK OF MANSION HOUSE,
CANNON STREET AND BANK
UNDERGROUND STATIONS

The building is moments away from the City's primary retail area at One New Change, Cheapside and Bow Lane. 36 Queen Street also benefits from being a stones throw from the River Thames for more peaceful local amenity.



Reflection Garden, 25 Cannon Street



One New Change, Cheapside



Southwark Bridge



Urban Food Court, Bow Lane



Ping Pong, Bread Street

GATEWAY TO CITY LIFE

WINE & DINE

1. Brigadiers
2. Caravan City
3. Island Poke
4. Lina Stores
5. Scarpetta
6. Thai Square
7. Oyster Shed
8. Harry's Bar & Dining
9. The Cannick Tapps
10. The Cocktail Club
11. The Listing
12. Bread Street Kitchen
13. The Ivy Asia

RETAIL & ENTERTAINMENT

1. One New Change
2. F1 Arcade
3. Tate Modern
4. Shakespeare's Globe
5. Puttshack mini golf
6. Bloomberg Arcade

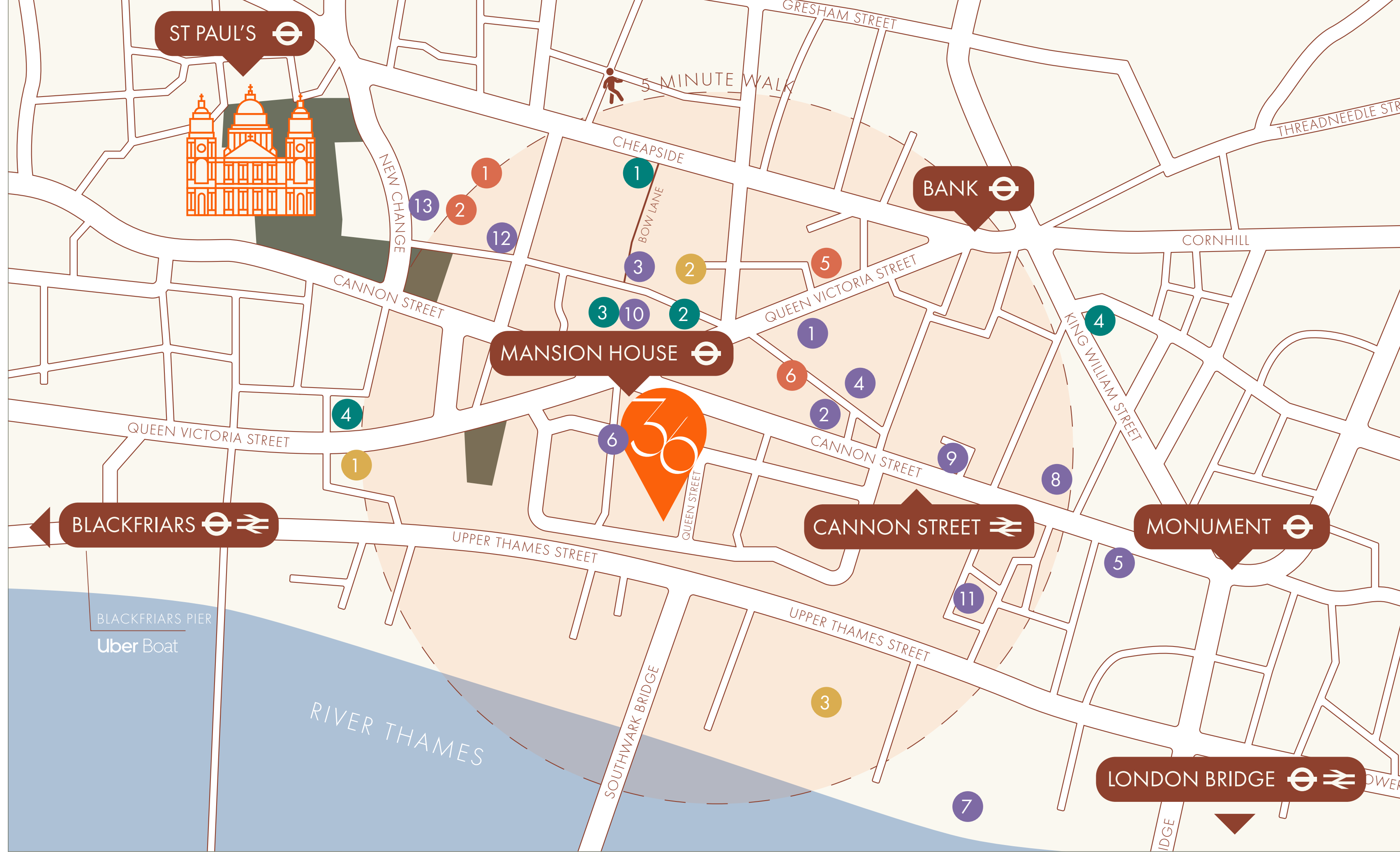
COFFEE

1. Café Below
2. Host Café
3. Rosslyn Coffee
4. The Wren

GYMS & FITNESS STUDIOS

1. Fitness First
2. Hybrid Personal Training
3. Nuffield Health

36



WALKING TIMES

2 mins	4 mins	4 mins	7 mins	10 mins	13 mins	14 mins
MANSION HOUSE	BANK	CANNON ST	MONUMENT	ST PAUL'S	BLACKFRIARS	LONDON BRIDGE



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