



## Five Kings House

1 Queen Street Place, London, EC4R 1QS

**High quality office suite  
available in prime City  
location on flexible lease  
terms**

**835 to 1,873 sq ft**  
(77.57 to 174.01 sq m)

- Modern tea point and comms cabinet in situ
- Meeting rooms with glazed partitioning
- Impressive 20-person boardroom available to book
- Roof terrace with views of the City Cluster
- Excellent natural light
- Manned reception

# Five Kings House, 1 Queen Street Place, London, EC4R 1QS

## Summary

Available Size	835 to 1,873 sq ft
Rent	£49.50 per sq ft
Rates Payable	£19 per sq ft
Service Charge	£16.50 per sq ft Fixed, rising annually in line with RPI
VAT	Applicable
EPC Rating	B (39)

## Description

Following the successful disposal of the 2nd Floor (South), there are now just two suites remaining:

- The 1st Floor (North) has been refurbished and left in an open-plan layout with a new tea point and wall-mounted comms cabinet in situ.
- The 1st Floor (South) benefits from a modern tea point and demised two meeting rooms with glazed partitioning.

The suites can be taken together or separately.

## Location

Five Kings House is situated on the corner of Upper Thames Street and Queen Street Place.

The building is well served by public transport with stations including Cannon Street, Mansion House and Bank all within easy walking distance.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Front	835	77.57	Coming Soon
1st - Rear	1,038	96.43	Coming Soon
<b>Total</b>	<b>1,873</b>	<b>174</b>	

## Specification

- Air conditioning
- Perimeter & underfloor trunking
- Carpeted
- Double-glazed windows
- Suspended ceiling
- LED lighting
- Manned reception
- Passenger lift
- Bookable boardroom
- Bookable roof terrace

## Viewings

Please contact Ed Tinney (etinney@spring4.com / 07957 600668) or Catriona McLeod (cmcLeod@spring4.com / 07526 187 847) to arrange a viewing.



## Viewing & Further Information



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