

11,528 SQ FT NEWLY REFURBISHED FITTED OFFICE

QUEEN VICTORIA STREET

LONDON EC4

INTRODUCTION

CITY SMART

77 Queen Victoria Street offers contemporary Grade A workspace in the heart of the City.

The 2nd and 3rd floors have just been completed to offer high quality, fully fitted space designed for immediate occupation.



BUILDING EXTERIOR

RECEPTION



77 QUEEN VICTORIA STREET

THE BUILDING

A bright double-height reception with on-site concierge provides an impressive welcome.

Excellent on-site amenities including end-of-trip facilities and a private gym, promote health and wellbeing for all occupiers.



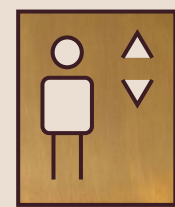
Fully fitted workspace



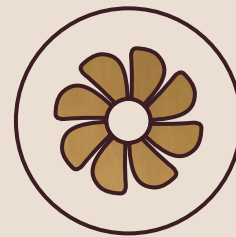
Moments from Mansion House, Bank & Cannon Street

BREEAM

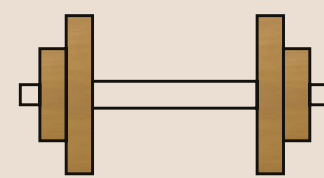
BREEAM Very Good



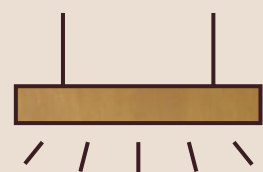
Two 21 x person
passenger lifts



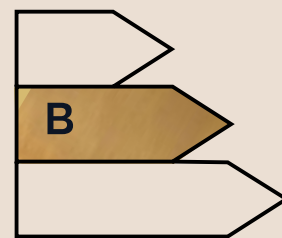
VRV comfort cooling
and heating



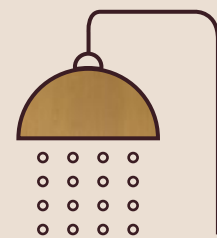
On site gym &
games room



LED lighting



EPC rating B



Showers &
cycle entrance

SPECIFICATION

ALL IN THE DETAIL

The 2nd and 3rd floors offer fully fitted
workspace of the highest specification.

Abundant natural light and refined interior finishes,
combined with open plan workstations, private
offices, meeting rooms, collaboration areas
and kitchen breakouts, deliver a balanced
and productive setting.



THE BUILDING

READY FOR BUSINESS

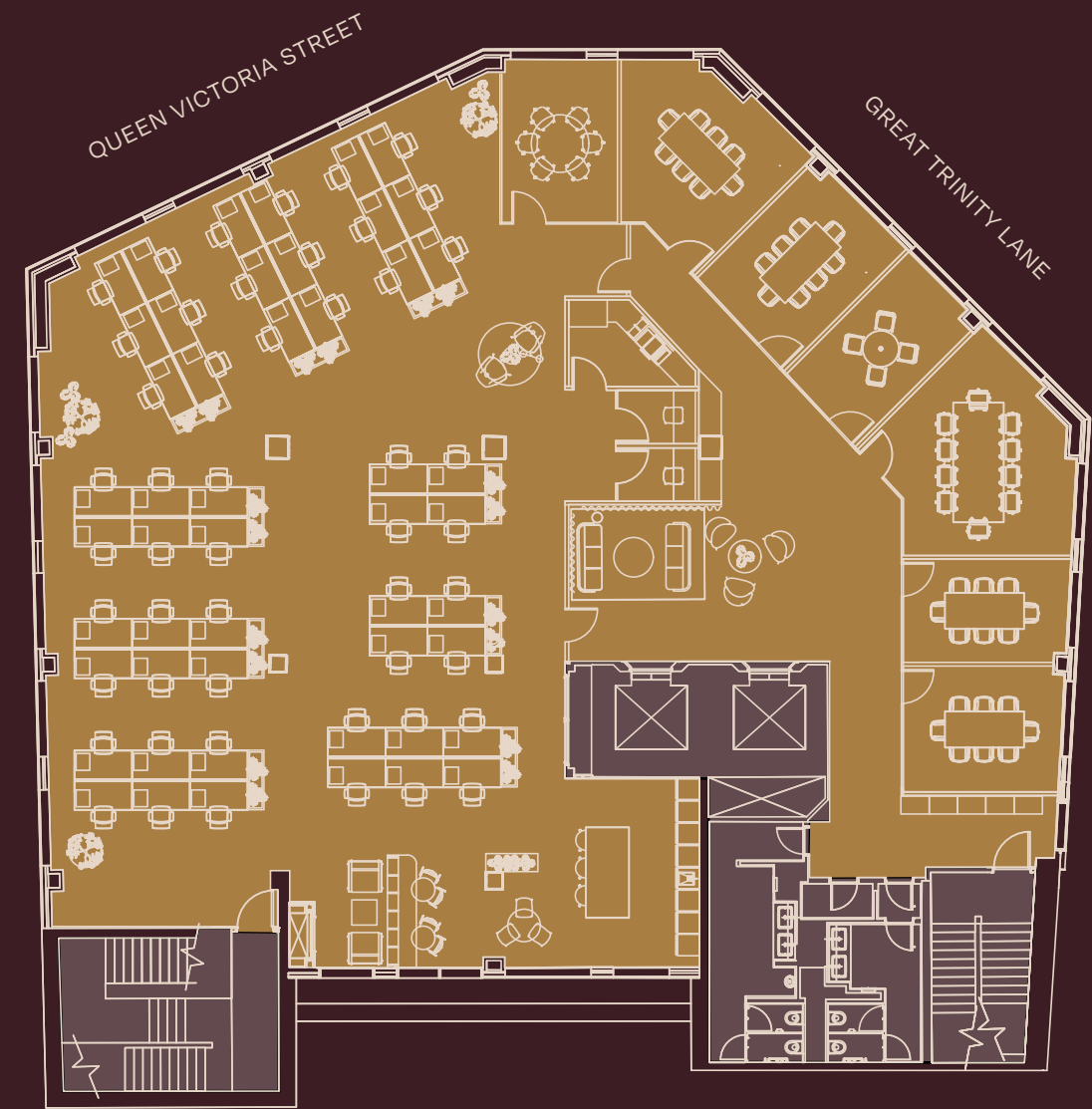
FLOOR	CONDITION	SQ FT	SQ M
3rd	Fully fitted	5,567	517.2
2nd	Fully fitted	5,961	553.8
TOTAL		11,528	1,071.0



BREAKOUT AREA CGI

2ND FLOOR

5,961 SQ FT / 553.8 SQ M

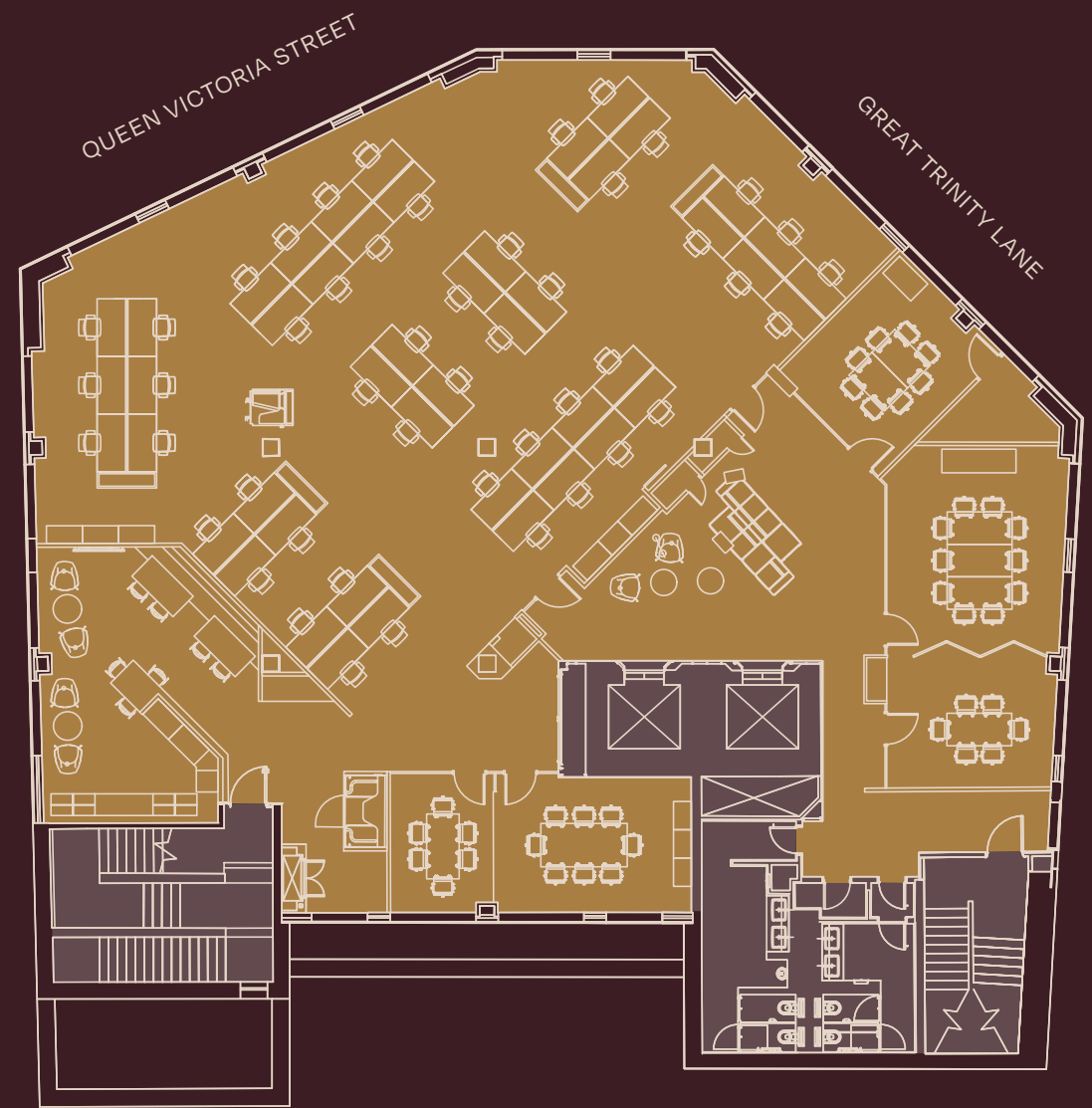


Open plan desks	50	Phone booths	02
06 person meeting room	01	Breakout areas	01
08 person meeting room	04	Kitchen	01
10 person boardroom	01	Welcome area	01



3RD FLOOR

5,567 SQ FT / 517.2 SQ M



Open plan desks	48	Phone booths	01
06 person meeting room	02	Breakout areas	01
08 person meeting room	02	Kitchen	01
10 person boardroom	01	Welcome area	01

Plans not to scale. For indicative purposes only.

LOCATION

IN GOOD COMPANY

Just minutes from Mansion House and Cannon Street stations, 77 Queen Victoria Street is exceptionally well connected, with the City's best restaurants, bars and gyms on the doorstep.

THE ROYAL EXCHANGE



BLOOMBERG ARCADE



TRANSPORT LINKS

01

mins walk



Mansion House

04

mins walk



Bank

03

mins walk



Cannon Street

05

mins walk



St Paul's

FURTHER INFORMATION

Viewings

Strictly through sole letting agents.

Terms

Upon application.

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ONE NEW CHANGE



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