

71 Queen Victoria Street

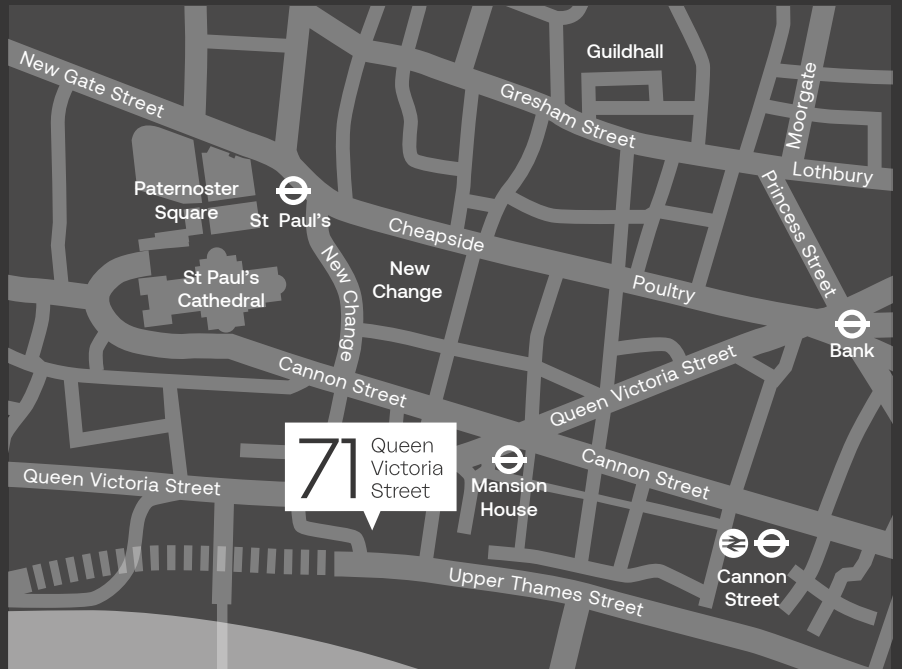
PART 7TH FLOOR
71 QUEEN VICTORIA STREET
LONDON EC4

71-QVS.CO.UK



LOCATION

The building is set back from Queen Victoria Street facing north west behind Mansion House tube station (District & Circle) and is within 5 minutes' walk from St Paul's (Central), Bank (Central) and Cannon Street (District & Circle) underground stations.



AMENITIES

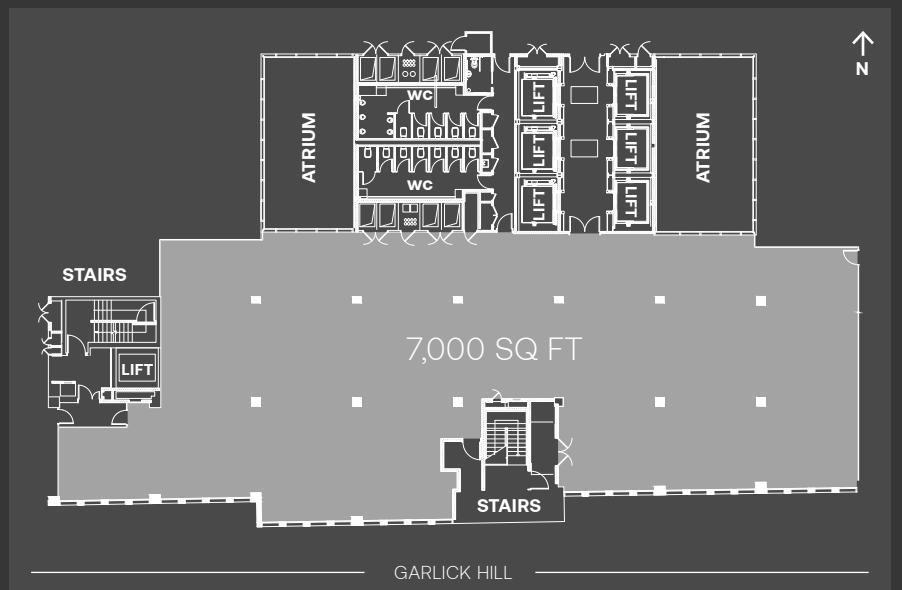
- + Impressive ground floor reception
- + Full access raised floors (120mm)
- + Excellent natural light
- + VRV fan-coil air-conditioning system
- + Full access raised floors
- + LG7 lighting
- + 6 x 21 person destination call passenger lifts
- + Bicycle storage for 72 bikes and 9 showers
- + Male, Female & Disabled WCs
- + Option for fitted out, plug & play offices
- + Kitchenette
- + EPC rating - B
- + 1 x Goods Lift
- + Use of 8th floor roof terrace by arrangement

ACCOMMODATION

The self-contained suite comprising approximately 7,000 sq. ft. forms part of the 7th floor and is accessed directly off the lift core via a set of double-doors. It is being offered with the current tenant's fit-out alternatively it can be available in open plan.

LEASE

A new FRI sub-lease outside the Landlord & Tenant Act 1954 (Part II) as amended for a term of up to 5 years.



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