

63 QV S

63 QUEEN VICTORIA STREET EC4

Best in class design-led workspace

63QVS

STATEMENT SPACE

63 Queen Victoria Street occupies a prominent island site in the heart of the City of London. The building is undergoing a transformation to provide 4,340 sq ft of best in class design-led workspace, ready for occupation from Q3 2024. The sense of arrival will be elevated, with a newly configured reception and improved common areas.

The 5th floor, which sits at the top of the building, will be delivered with a new 'ready to work' fit out, designed with collaboration and creativity in mind. The floor will benefit from a new VRF air conditioning system, providing 'all-electric' energy efficiency.





Welcome lounge CGI (5th Floor)

HIGHLIGHTS



Cat B fit out



New 'all-electric' VRF air conditioning system



Newly configured reception



Showers and changing facilities with towel service



Secure bike storage and lockers



Fibre connectivity



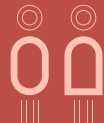
Flooded with natural light on three elevations



Impressive views



3 x 10-person passenger lifts



Male, Female and Disabled WC's on each floor



EPC [Target A]



Boardroom CGI



Workspace CGI

5TH FLOOR PLAN

4,340 SQ FT / 403.2 SQ M

- 42 Desks
- 14 Hot desks
- 1 Welcome lounge
- 3 Meeting rooms
- 2 Focus rooms
- 2 Phone booths
- 5 Collaboration / soft seating areas
- 1 Teapoint / breakout





Teapoint and focus room CGI

BUZZING CITY

63QVS sits equidistant between the Bank of England and St Paul's Cathedral, in the heart of the City of London. The building is surrounded by an abundance of restaurants, shops and cafés, with Bloomberg Arcade, One New Change precinct and Bow Lane all on the doorstep.

Transport connectivity couldn't be better, as the building sits atop an underground station (Mansion House), whilst Bank, Cannon Street and St Paul's are all within 5 minutes walk.



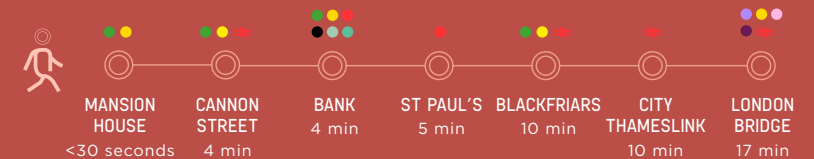
Bloomberg Arcade



Bow Lane



One New Change





FARRINGDON
20 min walk



CITY THAMESLINK
10 min walk



BLACKFRIARS
10 min walk



BANK
4 min walk



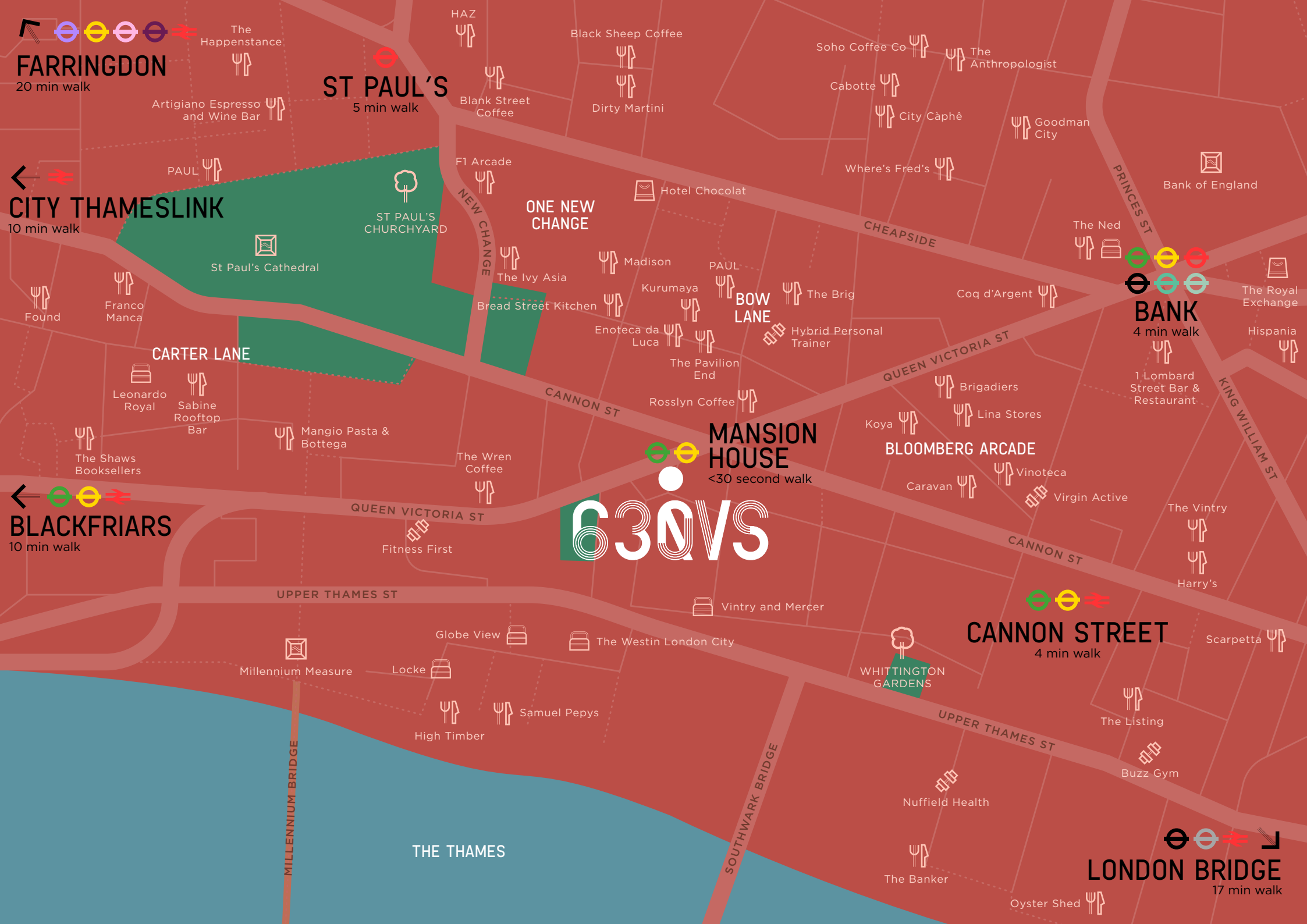
CANNON STREET
4 min walk



LONDON BRIDGE
17 min walk



MANSION HOUSE
<30 second walk



630VS

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