



63 QUEEN VICTORIA STREET

OVERVIEW

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.

AMENITIES

New design-led Category B fit out

42 x Fixed desks

3 x Meeting rooms

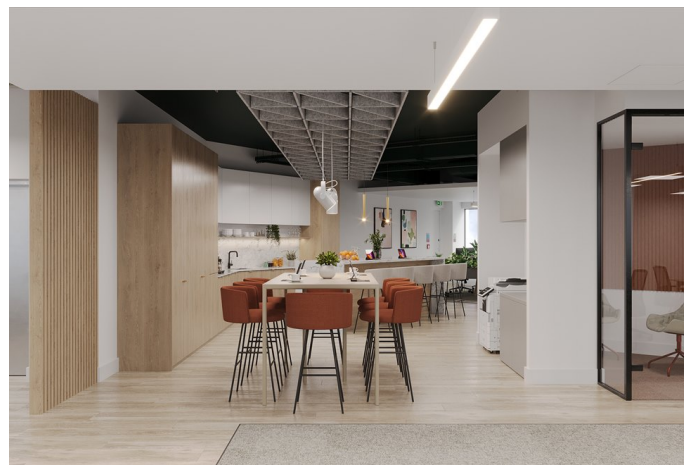
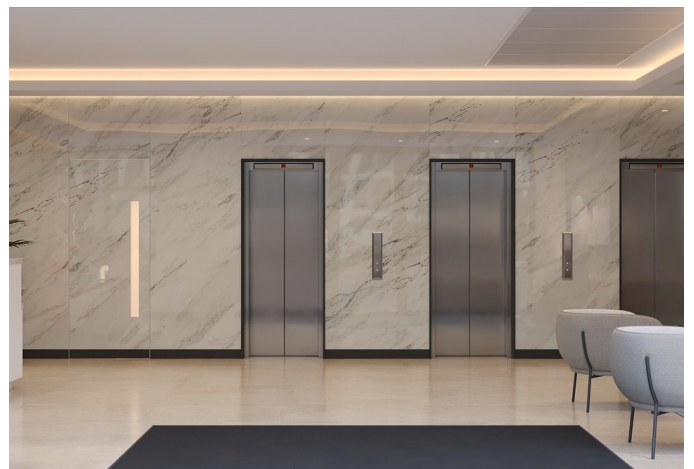
2 x Phone booths

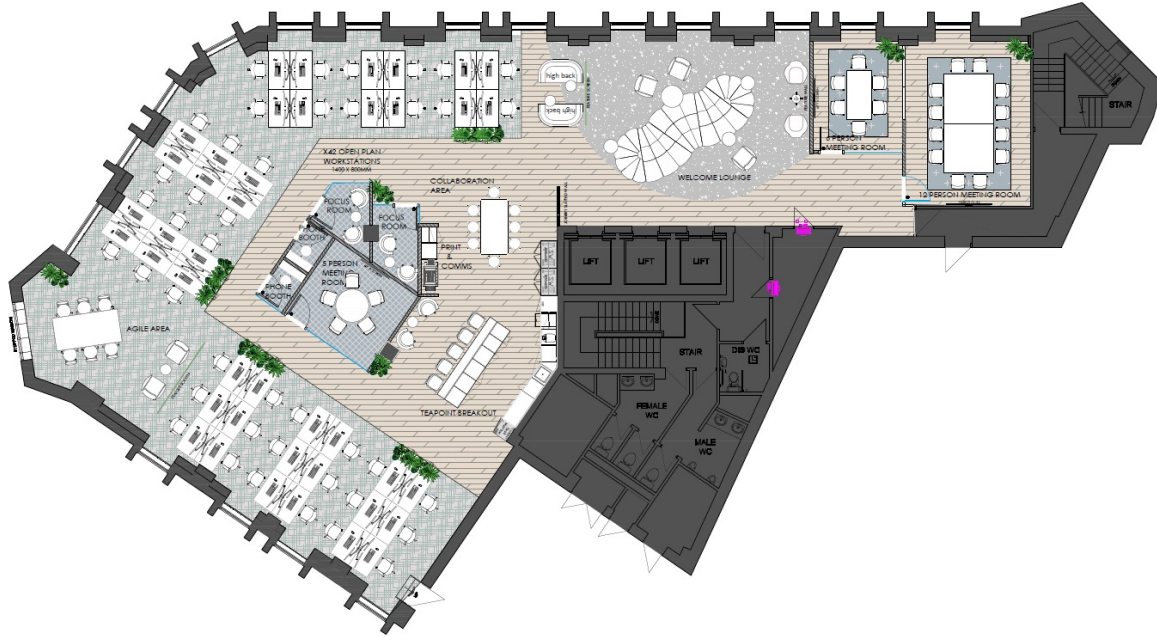
Newly configured reception

New VRF air conditioning

Showers and Cycle Storage

Fibre Connectivity / Backbone





TERMS

Flexible by arrangement

SUMMARY

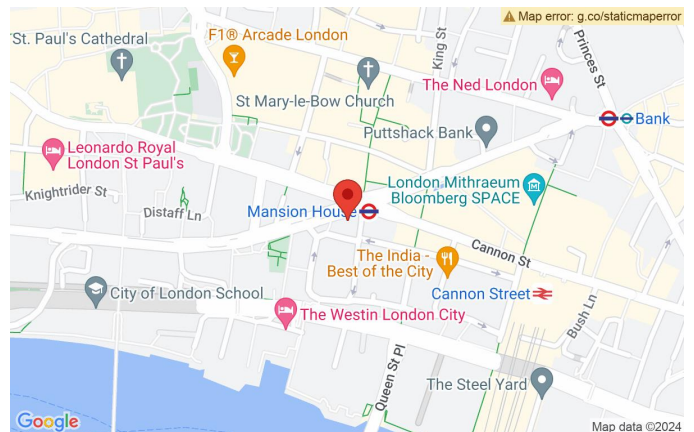
Available Size	4,340 sq ft
Rent	On application
Business Rates	£21.80 per square foot
Service Charge	TBC
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

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LOCATION

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 cafes, 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.

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