

To Let

**128 Queen Victoria Street, London, Greater London,
EC4V 4BJ**

10,849 sq ft

- Newly refurbished floors
- New reception
- Prominent location
- New bike spaces and showers
- Outside space



Location

The property is located on Queen Victoria Street next to the main pedestrian thoroughfare between the Millennium Footbridge and St Paul's Cathedral. There are two entrances into reception, one on Queen Victoria Street and the other on Distaff Lane.

The building benefits from the nearby amenities at Paternoster Square and One New Change as well as being across the bridge from the Southbank. Transport links are excellent with Blackfriars, St Paul's, Mansion House and Bank stations close by.

Specification

- New 4 pipe fan coil a/c plus new chillers
- New BMS
- LED lighting
- Raised floors
- Hybrid ceiling
- 2.7m ceiling height
- 6 showers / 56 bike spaces/drying room (there is the ability to add more bike spaces if needed)
- Occupational density of 1:10 sq m
- 3 passenger lifts (1 goes to basement and is also fire fighting)
- Generator for life safety
- EPC – C
- BREEAM – Very Good (2014)
- Ska – Gold
- Wirescore - Gold

Terms

New lease available from direct from the Landlord via negotiation

Accommodation

Floor / Unit	Sq ft	Availability
2nd	10,849	Available
1st	5,984	Under offer
Total	16,833	

EPC

Available upon request.

Rent

£59.50 per sq ft

Business Rates

Rates Payable (2018/2019): £18.69 per sq ft

Service Charge

£12.98 per sq ft



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