

# Queens House, 8/9 Queen Street, The City of London, EC4N 1SP



PRISTINE, MODERN, SELF-CONTAINED OFFICE FLOOR WITH SHARED  
ROOF TERRACE | 1,760 sq ft



## Location

Queen's House is conveniently located on the west side of Queen Street close to its junction with Cheapside and Poultry. Queen Street runs between [Upper Thames Street](#) at its southern end to [Cheapside](#) in the north. The thoroughfares of Queen Street and King Street (a northward continuation of Queen Street beyond Cheapside) were newly laid out, cutting across more ancient routes in the City, following the [Great Fire of London](#) in 1666; they were the only notable new streets following the fire's destruction of much of the City.<sup>[1]</sup> Bank and Mansion House underground stations are within a short walk.

## Description

This building has an attractive corner aspect, excellent natural light and access to a large roof terrace. As a testament to the quality the 4<sup>th</sup> floor was pre-let and the works to the 3<sup>rd</sup> floor have now been completed. The quality of the refurbishment is extremely high and in keeping with the recent refurbishment of the 1<sup>st</sup> & 2<sup>nd</sup> floors (now let). The entrance and lift were also comprehensively refurbished in 2019. The large sash windows are openable. The AC is NEW. There is high speed fibre into the building. It is also DDA compliant. There are also self contained private (very modern) WC's & a Shower.

## Floor Areas

Floor	sq ft	sq m	Works Completing
4 <sup>th</sup> Floor	1,720	159.79	Pre-Let
3 <sup>rd</sup> Floor	1,760	163.51	AVAILABLE NOW
<b>TOTAL (approx.)</b>	<b>3,480</b>	<b>323.30</b>	

\*Measurement in terms of \*NIA

## Queen Street

Queen Street and King Street form part of an important route on the [London Cycle Network](#)<sup>[3]</sup> which continues south over Southwark Bridge and north towards [Moorgate](#). Two short sections of the street are [pedestrianised](#), which together with a pedestrian-priority crossing of Cannon Street, forms a "Central Plaza" area. This was part of an award-winning public realm improvement scheme undertaken in 2006.

Jason Hanley, Partner

📞 020 7025 1391 / 07904 630 154

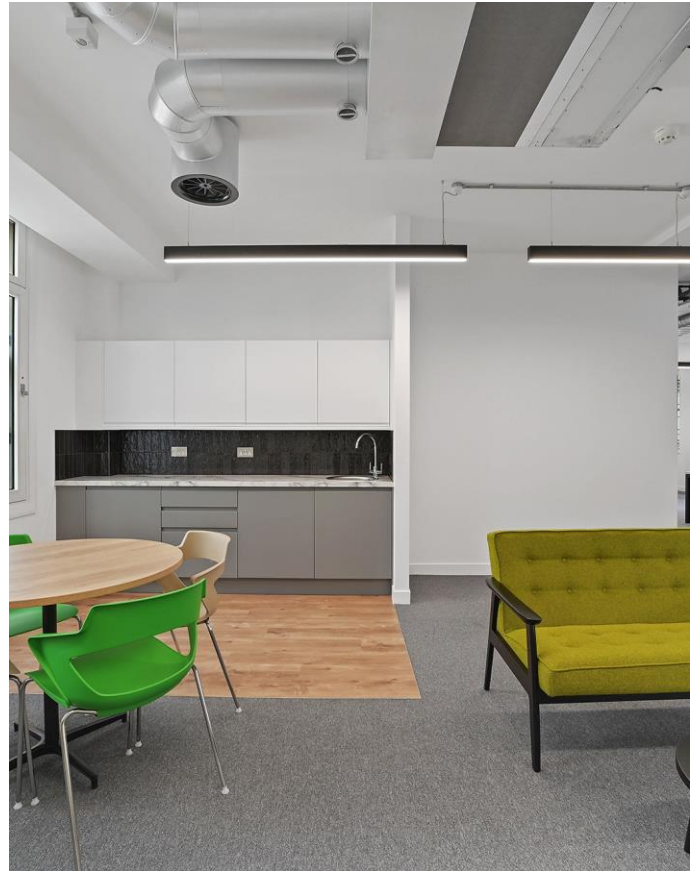
Olivia Stapleton, Agency Surveyor

📞 020 7025 8940

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract April 2022

OFFICE TO LET | 1,760 sq ft | ENTIRE THIRD FLOOR





## Terms

Tenure:	Leasehold
Lease:	New FR&I Lease direct from the Freeholder
Rent:	£59.50 psf pax
Rates:	Estimated £23.56 psf pa (2021/2022)
Service Charge:	£13.85 psf pax



## Amenities

- Concierge
- Roof terrace (shared) on 6<sup>th</sup> floor overlooking St Paul's
- New VRV air conditioning
- Large sash windows
- New private shower within the demise
- Refurbished passenger lift
- New metal tiled raised floor/Carpeted
- New stylish demised private Ladies & Gents WCs
- Bespoke Lighting
- Central Location

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