

# 6-7 QUEEN STREET

LONDON, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

6-7 Queen Street provides 4 self contained floors from 1,220 sq ft, which benefit from good natural light, providing up to 25 desks, fitted kitchenette and the option to install meeting rooms. The floors are equipped with fibre optic bandwidth along with Wi-Fi, suspended ceilings and air conditioning. WCs have been refurbished on each floor and the security system is operational 24/7.

## ACCOMMODATION

### FLOOR

	AREA
4th	1,221 sq ft
3rd	1,249 sq ft
2nd	1,221 sq ft
1st - LET	1,321 sq ft

### TOTAL

**5,012 sq ft**

Floor area subject to measurement

## LOCATION

6-7 Queen St, is in a prominent location in the City of London, in between the main thoroughfares of Cheapside and Queen Victoria Street. Nearby transport links include underground stations Mansion House (District and Circle lines) and Bank (Waterloo and City, Central, DLR and Northern lines) as well as National Rail services at London Cannon Street. The area benefits from a number of local amenities, including shops

## SPECIFICATION/AMENITIES

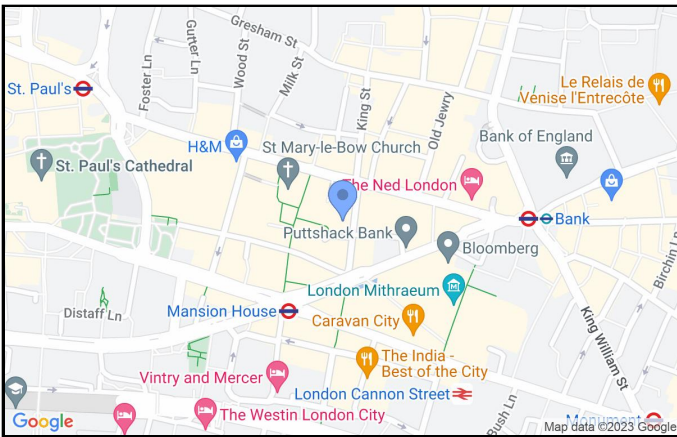
- THE PRICE INCLUDES:
- Rent, Business rates and Service charge
- All utility costs
- Cleaning
- Office furniture
- IT bandwidth
- Tea points, microwaves and fridges
- Tea & coffee

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## TERMS

### LEASE

Flexible by arrangement

### RENT

From £11,000 pcm +VAT (per floor)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

colin.hargreaves@gryphonpropertypartners.com

### JAMIE MAJOR

0203 440 9809

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### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. June 2023