

71 QVS

26,740 Sq Ft Plug and Play
Office To Let

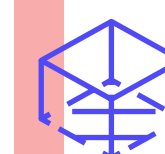
71 Queen Victoria St
London EC4

A LANDMARK BUILDING

Beyond the stunning glazed façade and double height entrance, featuring an impressive reception area and two substantial full height atria, 71 Queen Victoria Street offers exceptional workspace in a prime City location.

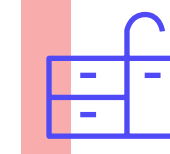
The available space offers 26,740 sq ft, arranged over the third floor.

Available either:



Refurbished open
plan condition

OR



Refurbished
CAT A+

FITTED TO THE HIGHEST STANDARDS

- 

Reception with
commissionaire
- 

Excellent
natural light
- 

4 pipe fan coil
air conditioning
- 

72 cycle spaces
& 9 showers
- 

Full access raised
floors (120mm)
- 

2.65m floor
to ceiling height
- 

6 x 21 person
passenger lifts
& 1 x goods lift
- 

LG7
lighting
- 

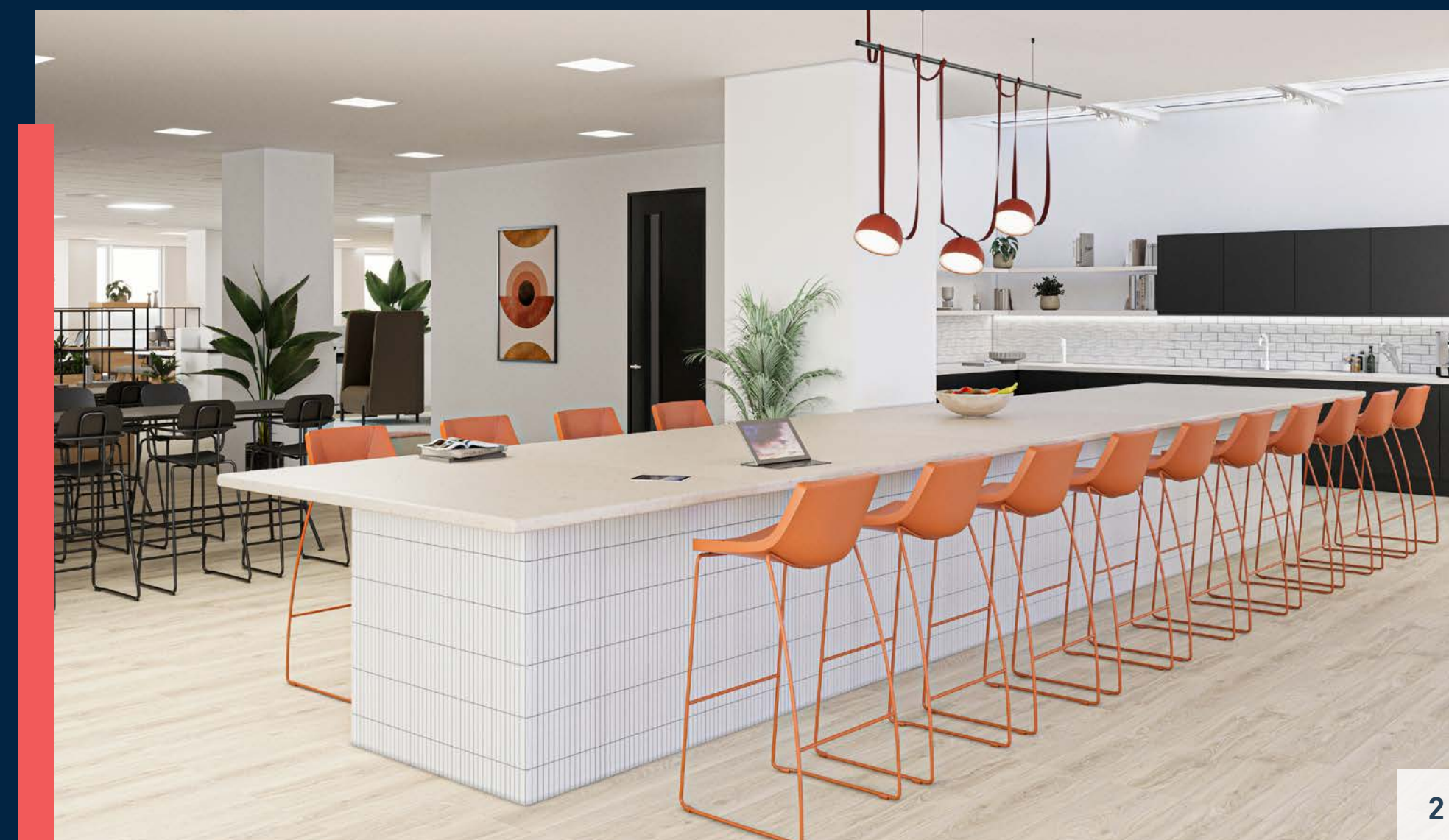
EPC
rating B



**AVAILABLE REFURBISHED
OPEN PLAN OR CAT A+**

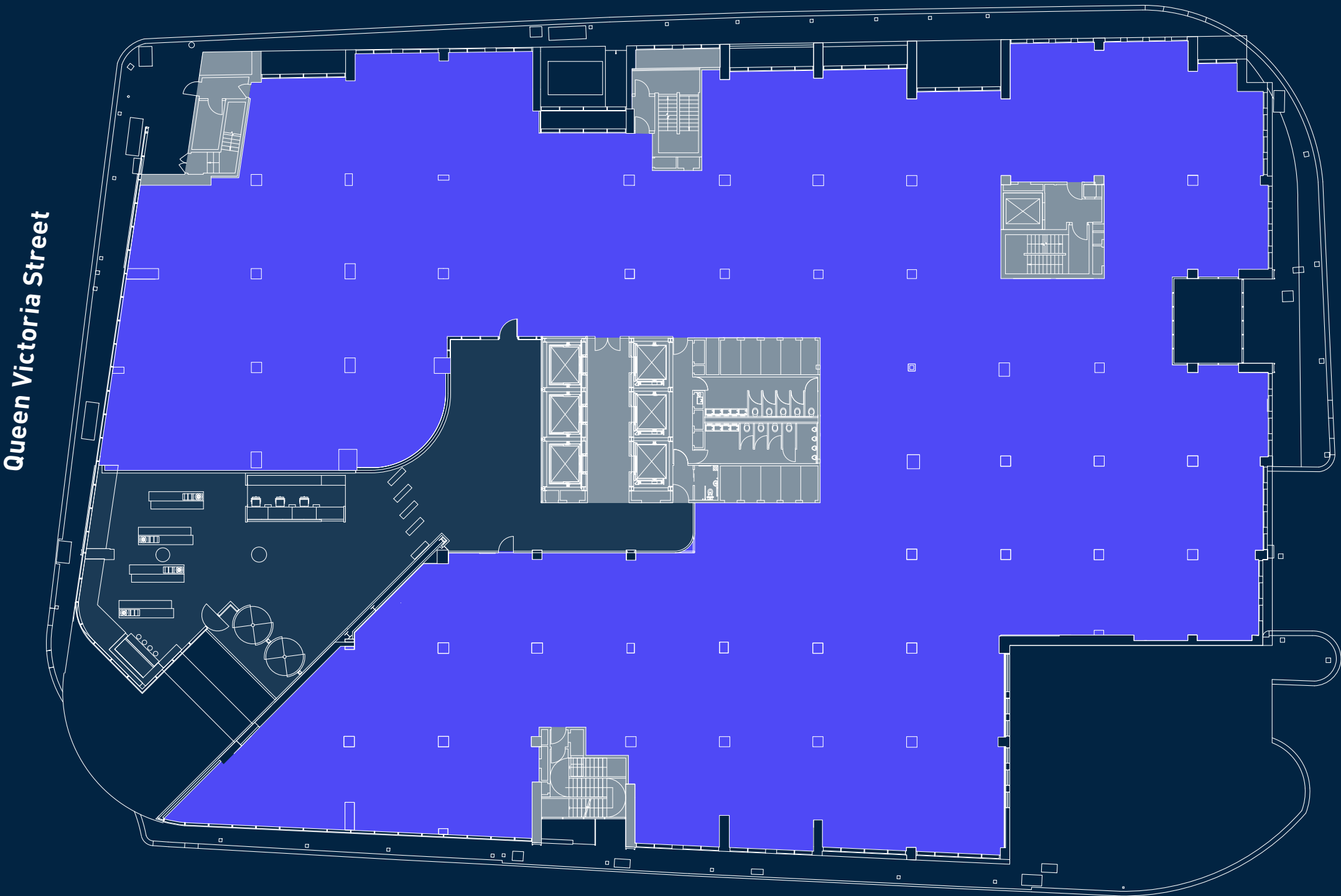
1. Open Plan Desks CGI
2. Kitchen Area CGI
3. Meeting Room CGI

FLEXIBLE SPACE THAT WORKS



3RD FLOOR

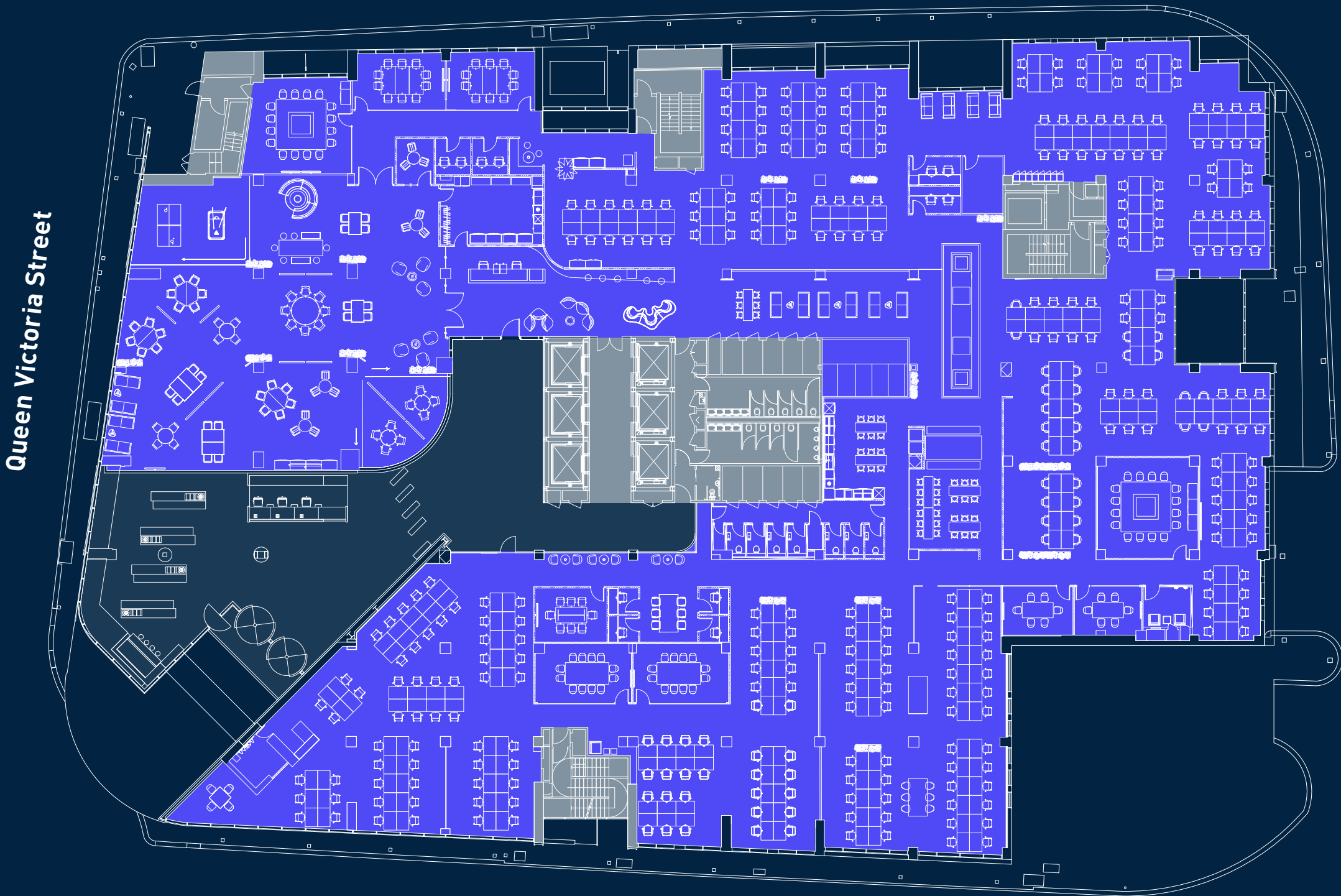
26,740 SQ FT / 2,484 SQ M



Little Trinity Lane

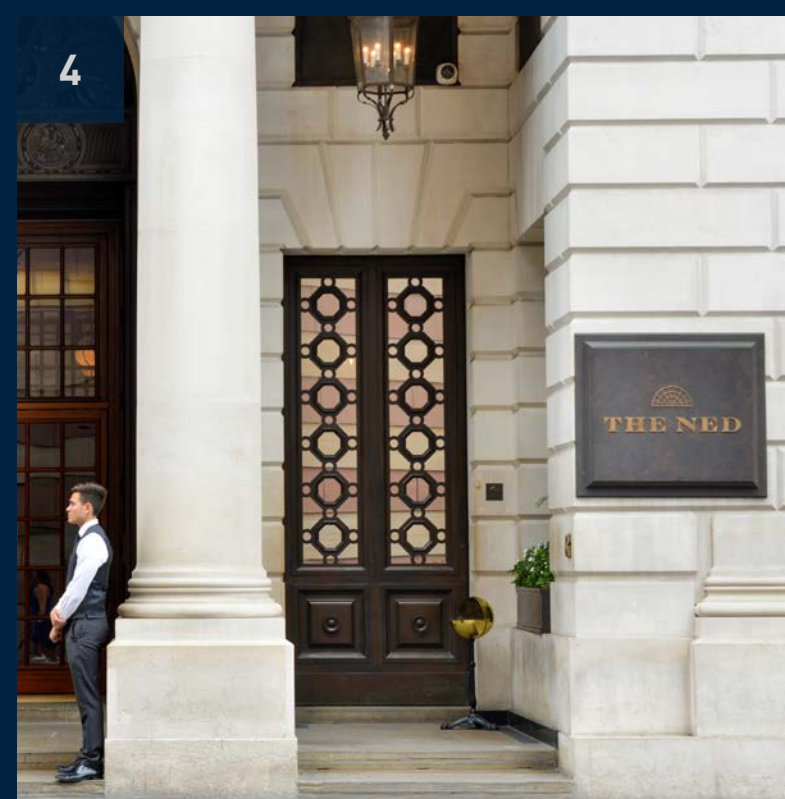
For indicative purposes only. Not to scale.

PROPOSED FIT OUT



Little Trinity Lane

Open Plan Desks	320
Meeting Rooms	11
Focus Rooms	08
Reception	02



A PRIME CITY LOCATION

Located in the beating heart of the City with Paternoster Square, Bow Lane and One New Change on your doorstep. Providing occupiers access to a rich and diverse local environment.

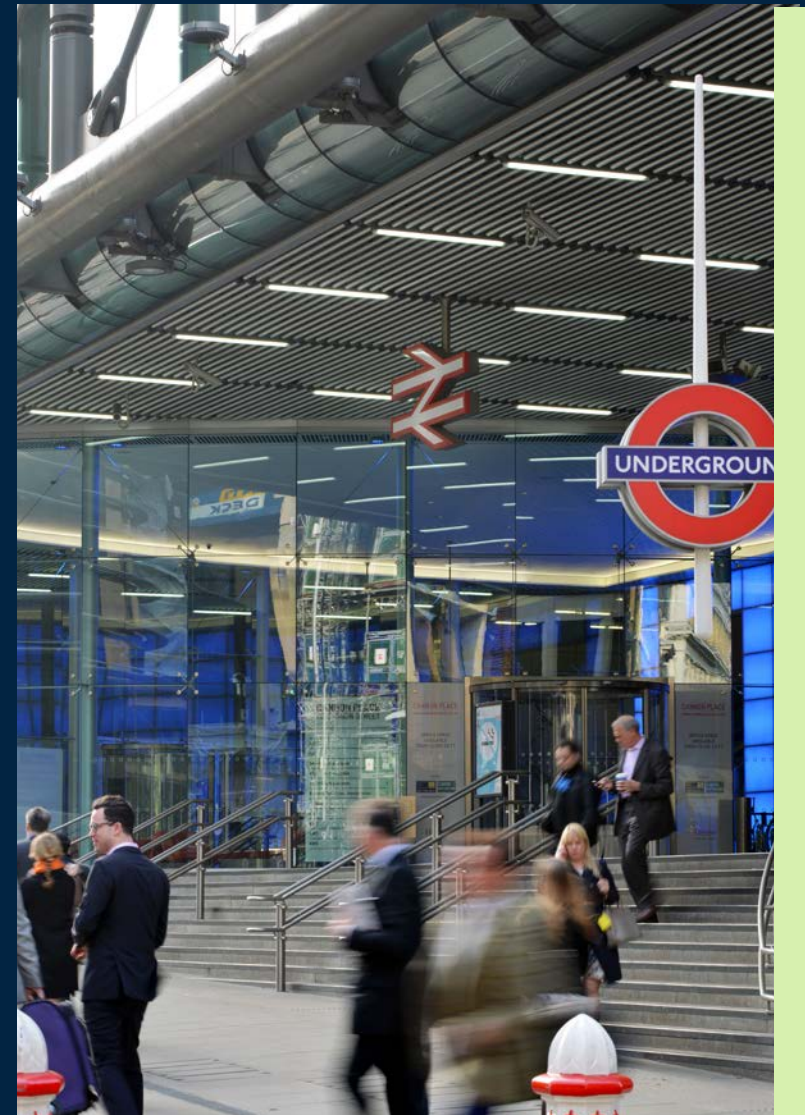
From casual lunch, fine dining or some retail therapy, the surrounding area has something for every occasion.

1. Street Pizza
2. Paternoster Square
3. The Royal Exchange
4. The Ned
5. One New Change

ON THE MOVE

Perfectly positioned for the best the City has to offer and easy transport connections.

Mansion House and Cannon Street Stations are less than five minutes walk away, providing easy access to underground and mainline services.



RESTAURANTS & BARS

- | | | | |
|----|----------------------|----|---------------------|
| 1 | Bread Street Kitchen | 13 | Manicomio |
| 2 | Brigadiers | 14 | Mercer Roof Terrace |
| 3 | Cabotte | 15 | Nusa Kitchen |
| 4 | Caravan | 16 | Stem and Stem |
| 5 | Cecconi's | 17 | Street Pizza |
| 6 | City Arts Bar | 18 | Sweetings |
| 7 | Coq d'Argent | 19 | The Happenstance |
| 8 | Coya | 20 | The Listing |
| 9 | Enoteca da Luca | 21 | The Wolseley City |
| 10 | Hithe + Seek | | |
| 11 | Homeslice | | |
| 12 | Ivy Asia | | |

COFFEE

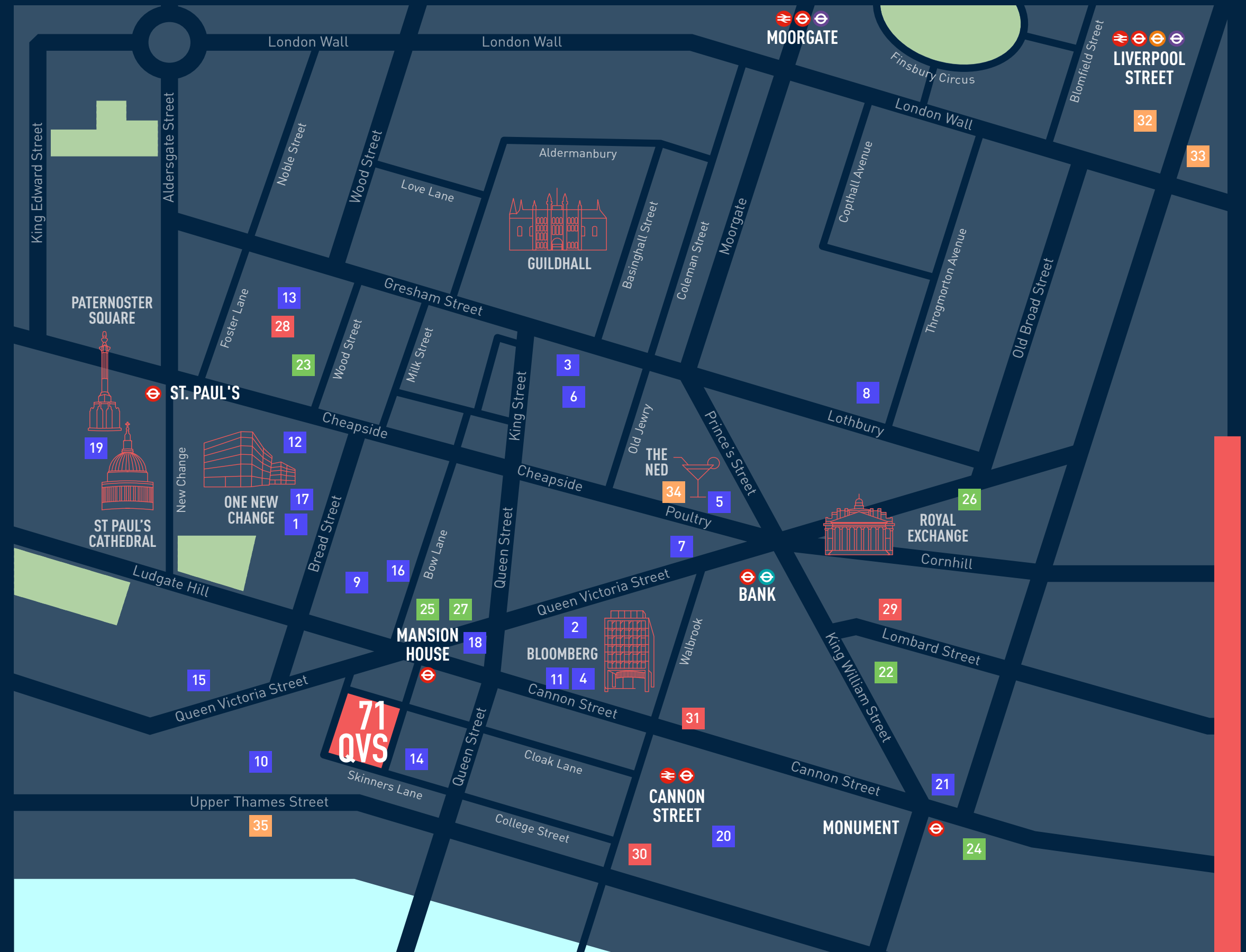
- | | |
|----|--------------|
| 22 | Attendant |
| 23 | Black Sheep |
| 24 | Blank Street |

GYMS

- | | |
|----|------------------|
| 25 | Caffè Nero |
| 26 | Grind |
| 27 | Rosslyn Coffee |
| 28 | Barry's Bootcamp |
| 29 | GymBox |
| 30 | Nuffield |
| 31 | Virgin Active |

HOTELS

- | | |
|----|-------------|
| 32 | Andaz |
| 33 | Pan Pacific |
| 34 | The Ned |
| 35 | Westin |



01 

MANSION HOUSE

04 

CANNON STREET

05 

BANK

07 

ST PAUL'S

FURTHER INFORMATION



Aliona Strukova
07810 855 734
aliona.strukova@cushwake.com

Alex Novelli
07860 594 752
alex.novelli@cushwake.com



Francis Cundell
07939 598 545
f.cundell@inglebytrice.co.uk

James Heyworth-Dunne
07779 327 071
jhd@inglebytrice.co.uk



Sarah Shell
07808 290 853
sarah.shell@jll.com

Jason Collier
07525 159 861
jason.collier@jll.com

71QVS.LONDON

Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. March 2025.

Designed & produced by Cre8te – 020 3468 5760 – cre8te.london