

# 71 QVS

6,039 - 25,919 Sq Ft  
Refurbished Offices To Let

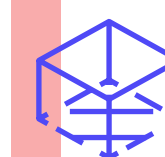
71 Queen Victoria St  
London EC4



# 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.

Level 3 comprises of three units ranging from 6,039 to 25,919 sq ft. Units 1 and 3 provide flexible CAT A workspace, whilst Unit 2 will be fully fitted and furnished, ready for occupation Q2 2026.



Refurbished  
Cat A condition



Newly  
fully fitted



# REFURBISHED GRADE A OFFICE



Reception with  
commissionaire



Excellent  
natural light



4 pipe fan coil  
air conditioning



94 bicycle racks  
& 9 showers



Full access raised  
floors (120mm)



2.65m floor  
to ceiling height



6 x 21 person  
passenger lifts  
& 1 x goods lift



1:8 sq m  
occupational  
density



EPC  
rating B



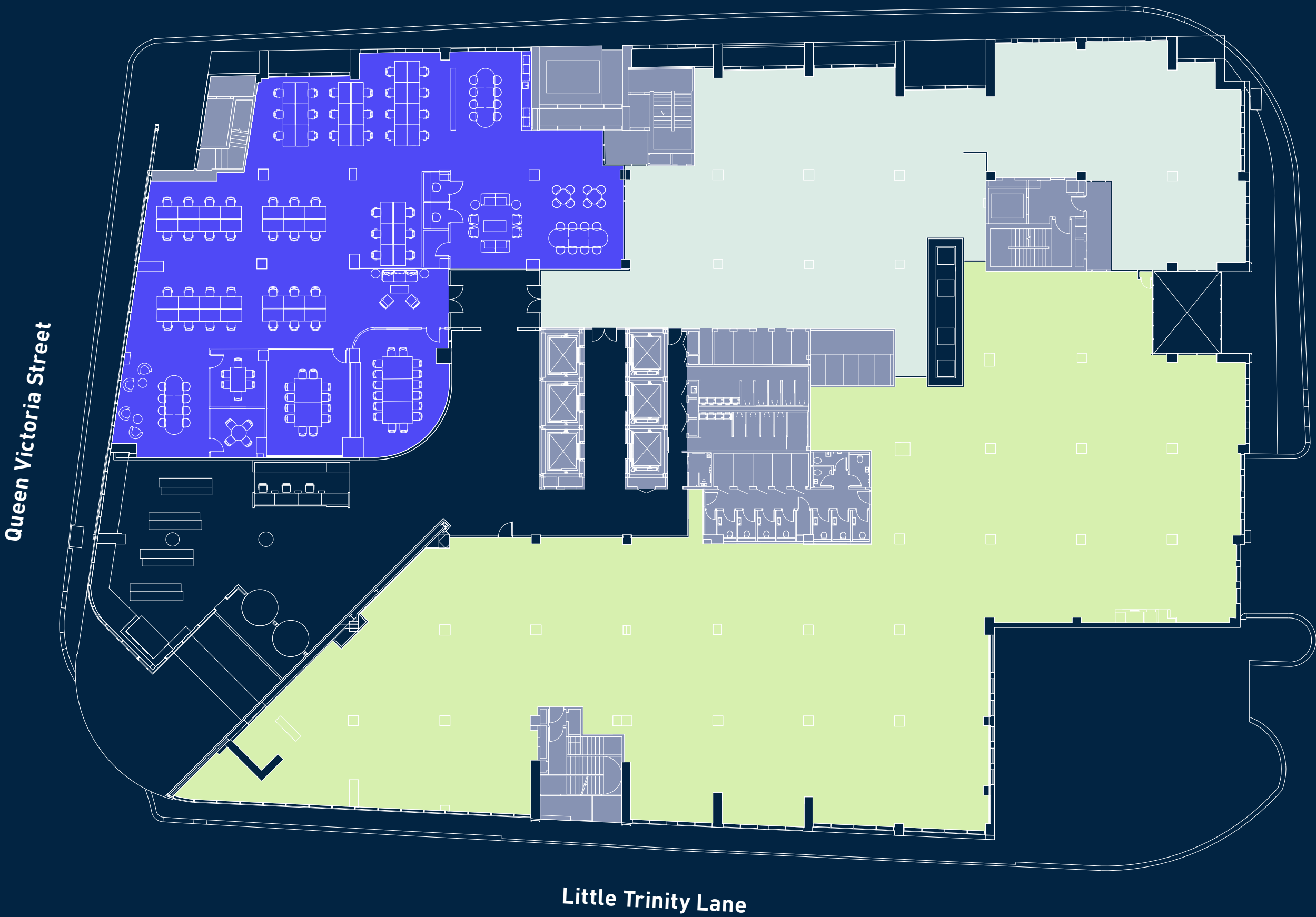


# LEVEL 3

## 3 WAY SPLIT

Unit	Condition	Availability	Sq ft	Sq m
1	Cat A	Now	13,379	1,242
2	Fully fitted	Q2 2026	6,501	604
3	Cat A	Now	6,039	561
Total			25,919	2,407

Unit 2	
Open Plan Desks	54
16 Person Boardroom	01
12 Person Meeting Room	01
6 Person Meeting Room	01
4 Person Meeting Room	01
Teapoint/Breakout Area	01
Collaboration Zones	02
Reception	01



For indicative purposes only. Not to scale.

Unit 1 Unit 2 Unit 3 Core

# SPACE TO CREATE, UNIT 2





READY FOR  
BUSINESS, UNIT 2

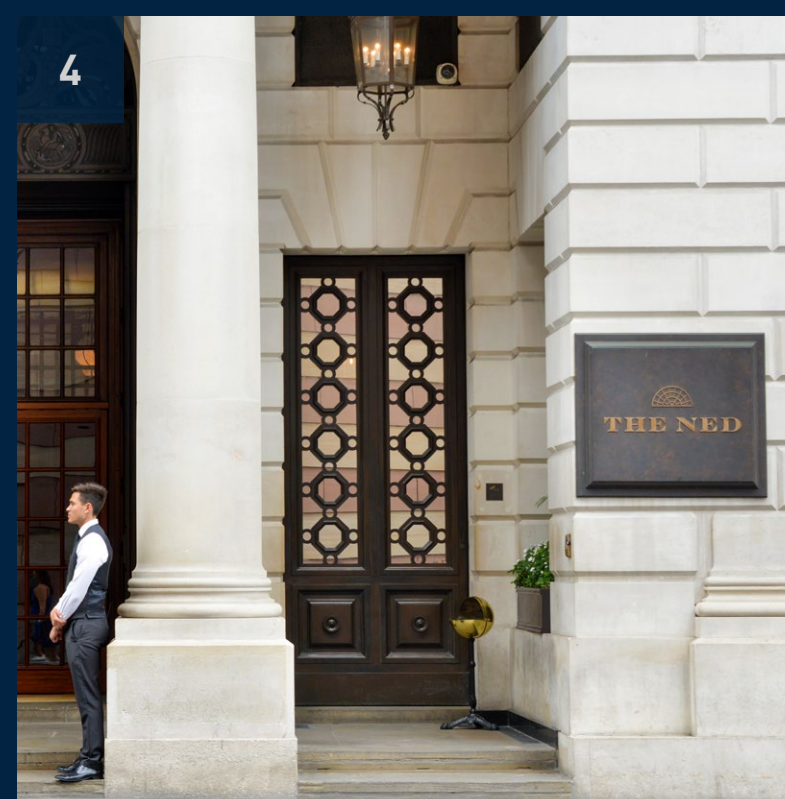
# LIGHT FILLED WORKSPACE, UNIT 2



# FLEXIBLE SPACE UNITS 1 AND 3







# 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

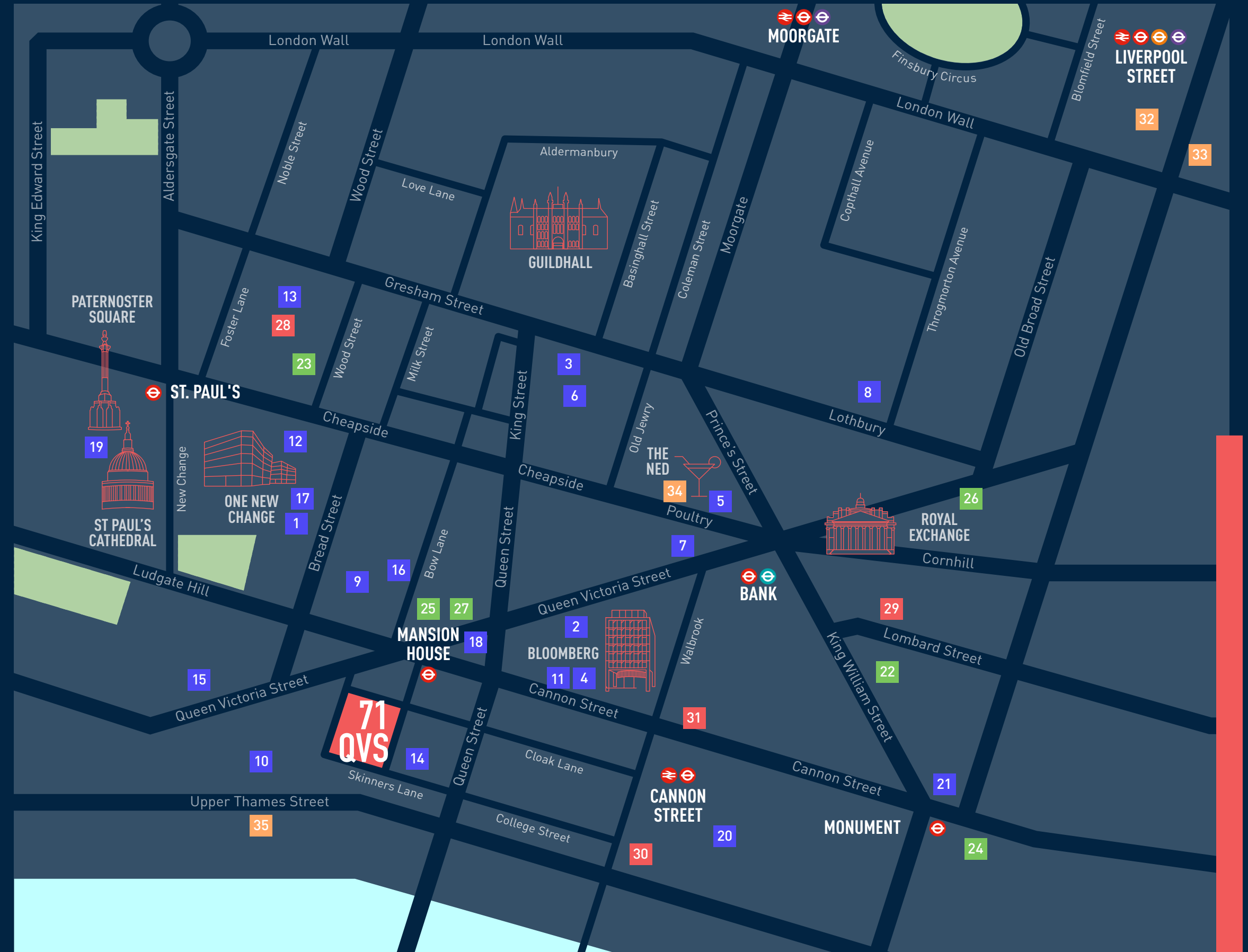
- |                 |
|-----------------|
| 22 Attendant    |
| 23 Black Sheep  |
| 24 Blank Street |

## 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

71  
QVS



# FURTHER INFORMATION



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## 71QVS.LONDON

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