

AVAILABLE TO LET

4th floor - Queen Elizabeth House

4 St Dunstan's Hill, London, UK EC3R 8AD



Office for rent, 3,722 sq ft, p.o.a

Amy Bryant abryant@geraldeve.com

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To request a viewing call us on 020 7489 8900





The British Library The British Museum CHANEL Old Spitalfields Market A11 ECHAPEL CITY CE VENT GARDEN LONDO Tower of London London River Thames Imperial War Museum LAMBETH Google Map data ©2019

Fantastic plug & play opportunity on 4th floor in City Core location

Queen Elizabeth House (QEH) is located just to the South of Eastcheap, at 4 St Dunstan's Hill in EC3, adjacent to the St Dunstan-in-the-East Church Garden providing access to quiet green space.

The building is well connected by various underground & national rail stations - Monument - 4 minutes' walk

Bank - 5 minutes' walk

Fenchurch Street - 6 minutes' walk

Tower Hill - 6 minutes' walk

London Bridge - 10 minutes' walk

The accommodation is arranged over the 4th floor and benefits from a high quality fit out with excellent natural light with views of the Shard.

Available by way of a sub-lease expiring June 2021 or assignment of the existing lease expiring in June 2026 (mutual break option in June 2021).

Alternatively the Landlord would be willing to grant a new lease directly.

Highlights

- Fully fitted open plan office
- 31 workstations
- 14 person board room
- 1 x 6 person meeting room
- 1 x private office
- 1 x internal 6 person meeting room
- Kitchenette
- VRF air conditioning
- Bike racks, showers and locker facilities
- BREEAM rating Very Good

Property details

Rent	P.O.A
Est. S/C	£10.55 psf
Est. rates payable	£17.08 psf
Building type	Office
Available from	14/10/2019
Size	3,722 Sq ft

More information

Visit microsite

https://www.realla.co.uk/m/44989-4th-floor-queen-elizabeth-house-4-st-dunstan-s-hill

Contact us

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Quote reference: RENT-44989

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