

SECOND FLOOR OFFICE, YORK HOUSE, 78 QUEEN VICTORIA STREET, LONDON EC4

FULLY FITTED OFFICE TO LET | 1,048 SQ FT | £49.50 PER SQ FT

LAST UNIT AVAILABLE

INREAL
OFFICES
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Nicholas Simmonds

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SUBJECT TO CONTRACT:

INREAL Group Limited for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of INREAL Group Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.

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FLEXIBLE LEASE TERMS AVAILABLE | WELL LOCATED | LAST UNIT AVAILABLE

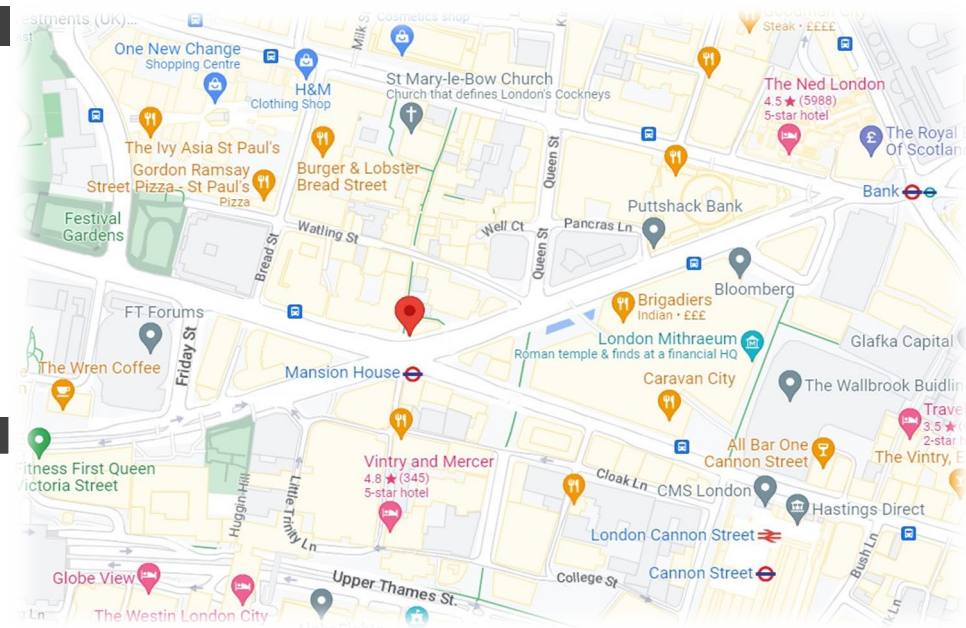
LOCATION TERMS

This prominent office building is located on the corner of Bow Lane and Queen Victoria Street.

Bow Lane is famous for being lined with shops and cafes and is also one of the oldest surviving lanes in the City on its original layout.

Mansion House, Cannon Street, and Bank Stations and a short walk away providing access to the Central, Circle & District, Northern, and DLR Lines.

- **ONLY £49.50 PER SQ FT**
- FLEXIBLE LEASE AVAILABLE
- NEW LEASE DIRECT FROM LANDLORD
- ELECTED FOR VAT
- COMMON PARTS UTILITIES INCLUDED WITHIN THE SERVICE CHARGE



PREMISES FEATURES


INREAL is delighted to announce the availability of a fully fitted, air-conditioned second floor office suite at York House.

The office benefits from excellent natural light, an open-plan desk arrangement, meeting rooms, executive offices, and a kitchen.

In addition, you will be benefitting from fantastic views across The City Of London.

- EXCELLENT NATURAL LIGHT WITH VIEWS
- REFURBISHED COMMON PARTS
- FULLY FITTED / PLUG & PLAY
- AIR CONDITIONING
- PASSENGER LIFT
- MEETING ROOM
- KITCHEN
- FIBRE INTERNET INSTALLED

TRANSPORT

	Mansion House	1 Min	CIRCLE & DISTRICT
	Cannon Street	4 Mins	CIRCLE, DISTRICT & SOUTHEASTERN
	Bank Station	6 Mins	CENTRAL, NORTHERN, DLR, WATERLOO & CITY

AVAILABILITY

FLOOR	SIZE (sq. ft.)	RENT (Per sq. ft.)	Rent (PCM)	Rent (PA)	Est. S/C (Per sq. ft.)	Est. RATES PAY (1.4.23) (Per sq. ft.)
2	1,048	£49.50	£4,323	£51,876	£17.31	£16.93



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