

# YORK HOUSE, 78 QUEEN VICTORIA STREET, LONDON EC4

FITTED OFFICES TO LET | 1003 – 2058 SQ FT

£49.50 PER SQ FT | FLEXIBLE TERMS | EXCELLENT NATURAL LIGHT



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**INREAL**  
OFFICES

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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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## LOCATION

## TERMS

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

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

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.

## PREMISES

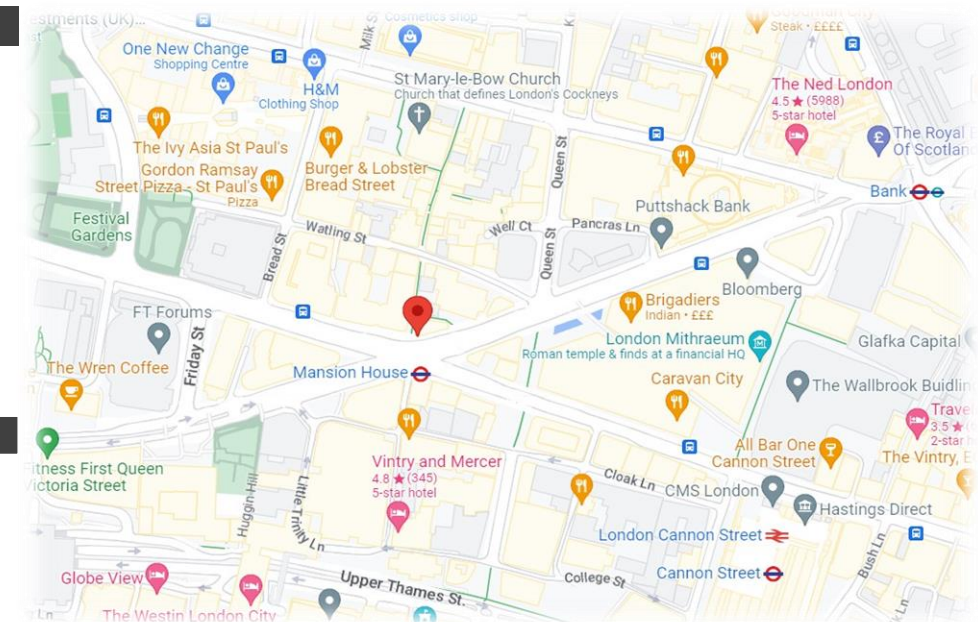
## FEATURES

INREAL is delighted to announce the availability of these fitted office suites at York House. These air-conditioned offices come fully fitted.

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

Each floor has excellent natural light, an open-plan desk arrangement, meeting rooms, executive offices, and a kitchen on each floor.

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



## 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.)	Est. RATES PAY (1.4.23) (Per sq. ft.)	Est. S/C (Per sq. ft.)	Est. TOTAL (PCM)	Est. TOTAL (PA)
2	1,048	£49.50	£16.18	£16.93	£7,214	£86,575
1	1,010	£49.50	£16.91	£16.93	£7,014	£84,173



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Visual  
Tea Point