


**ALDERMARY
HOUSE**
15 QUEEN STREET
LONDON EC4

Newly refurbished offices with excellent views immediately available with a redesigned reception and fully upgraded end of trip facilities.

HIGH-QUALITY & INSPIRATIONAL

Located in the heart of the City, Aldermary House offers 2,189 to 11,324 sq ft of newly refurbished Cat B and Cat A+ office space on a prominent corner site. The comprehensive refurbishment that was undertaken has resulted in a EPC B rating.

The architect redesigned units provide high quality office accommodation with a manned reception and excellent end of trip facilities. The building benefits from a private gym that is available to all tenants.



Main Reception



Exterior



6th Floor Reception



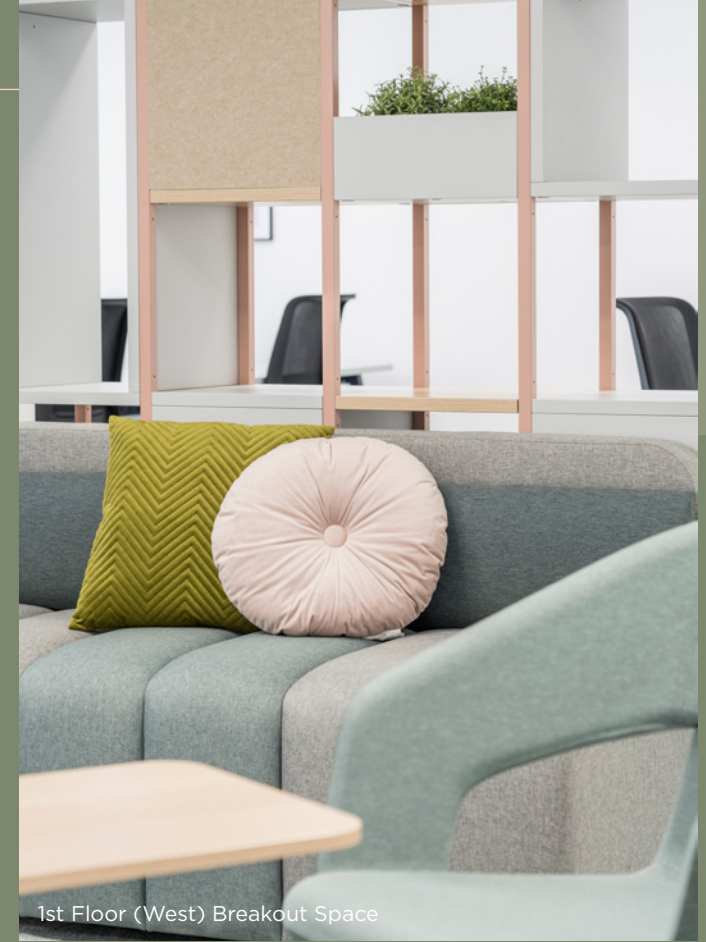
6th Floor Collaboration Area



6th Floor Workspace



1st Floor (West) Workspace



1st Floor (West) Breakout Space

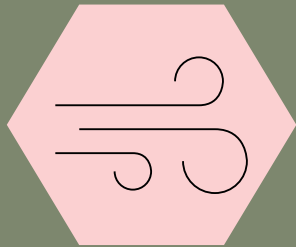


1st Floor (West) Breakout Space

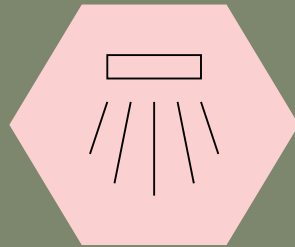
AVAILABILITY

FLOOR	FITOUT	SQ FT
7th (South)	CAT A+	2,724
6th		LET
5th		LET
2nd (North + South)	CAT A+	4,205
2nd (West)	CAT A+	2,206
1st (West)	CAT B	2,189
Total		11,324

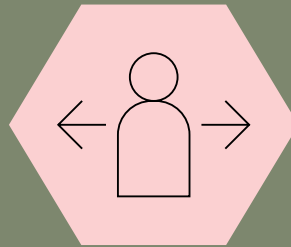
HIGHLIGHTS



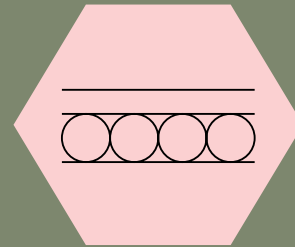
Tenant-controlled VRF air-conditioning units



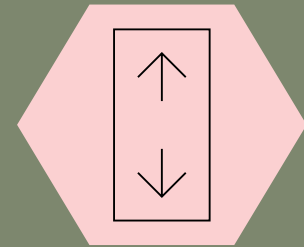
Recessed and suspended Trilux LED lighting



Occupational design criteria - 1 person / 10 sq m



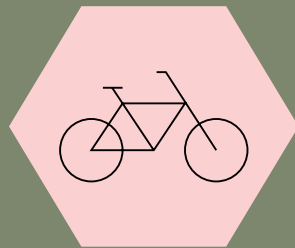
Hyperoptic connected to all floors



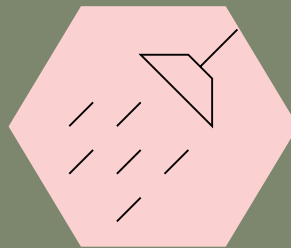
Two 13-person passenger lifts



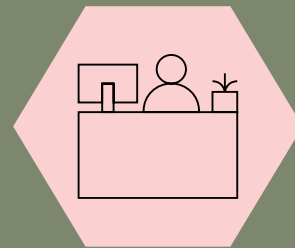
EPC B rating



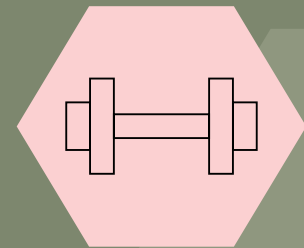
Secure bike storage with bike repair stations



Refurbished WCs, lockers and shower facilities



Refurbished double height reception



Tenants' gym



2nd Floor (North + South)



2nd Floor (North + South) Kitchenette



2nd Floor (North + South)



Locker Storage



South-facing Views



Tenants' Gym

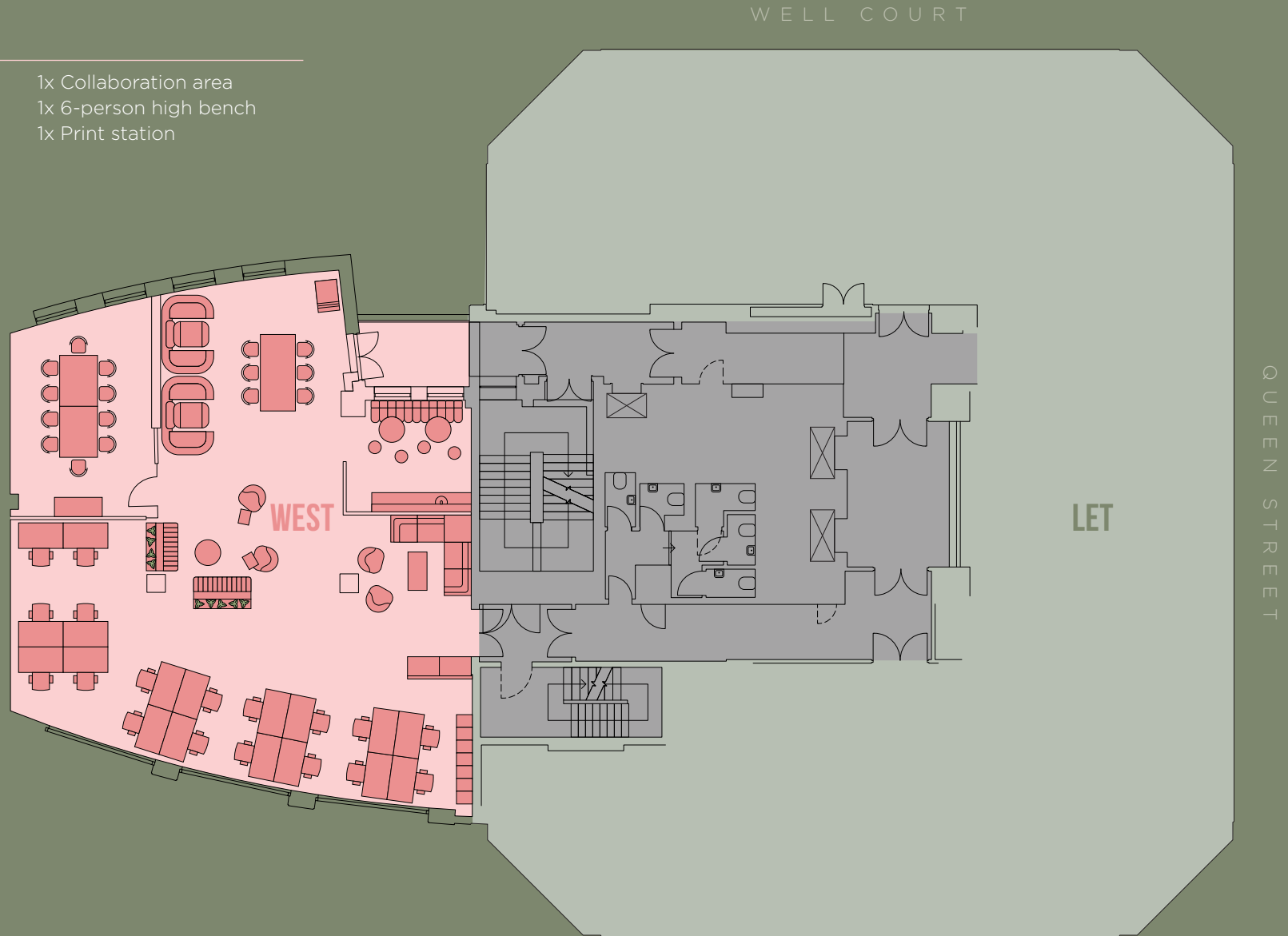


St. Paul's View

1ST FLOOR

West 2,189 sq ft

- 18x Desks
- 1x 10-person meeting room
- 1x Kitchenette
- 1x Breakout area
- 1x Collaboration area
- 1x 6-person high bench
- 1x Print station



2ND FLOOR

North + South 4,205 sq ft - Indicative fit-out

60x Desks

2x Quiet pods

2x 4-person meeting room

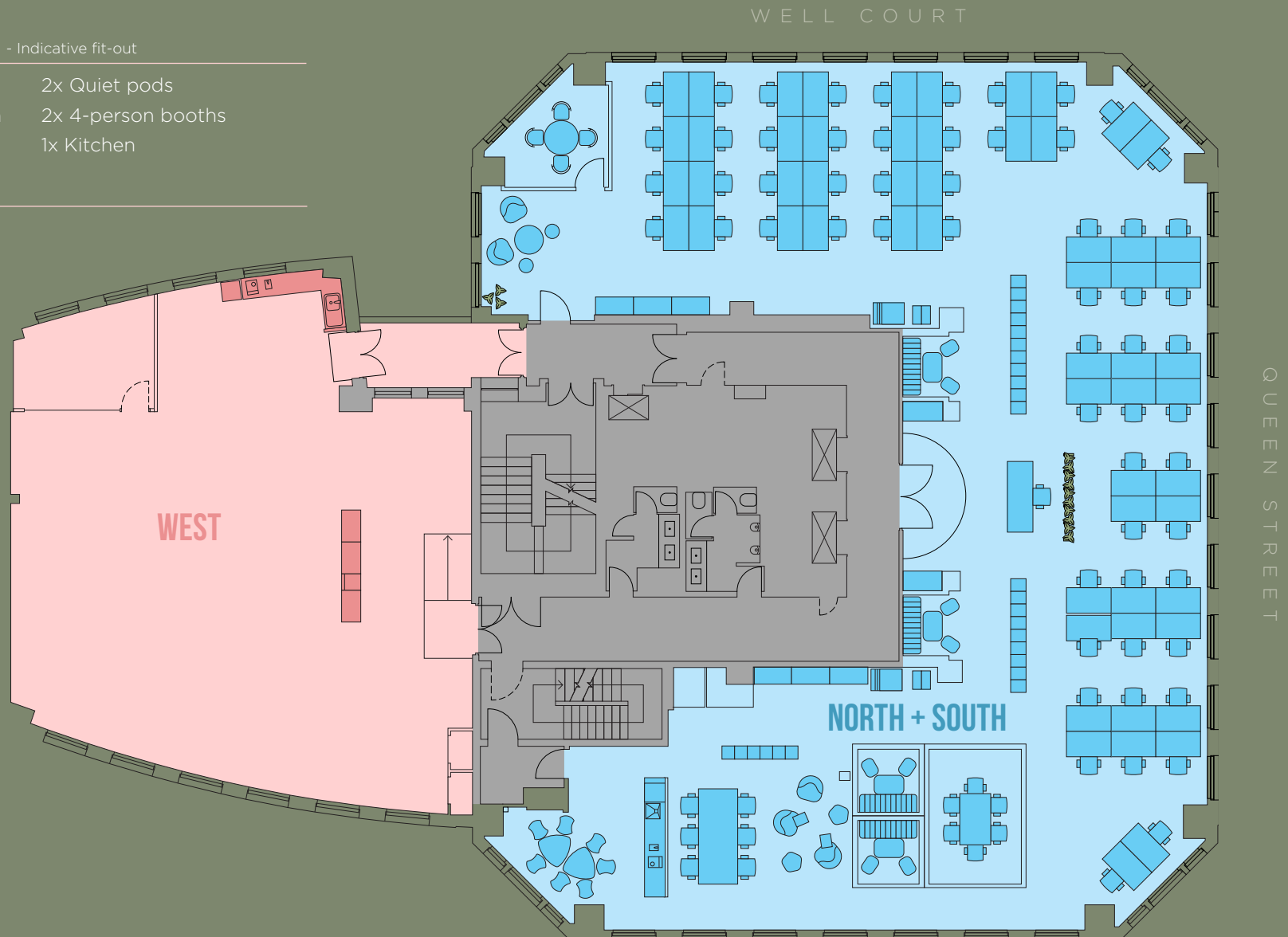
2x 4-person booths

1x Collaboration area

1x Kitchen

West 2,206 sq ft

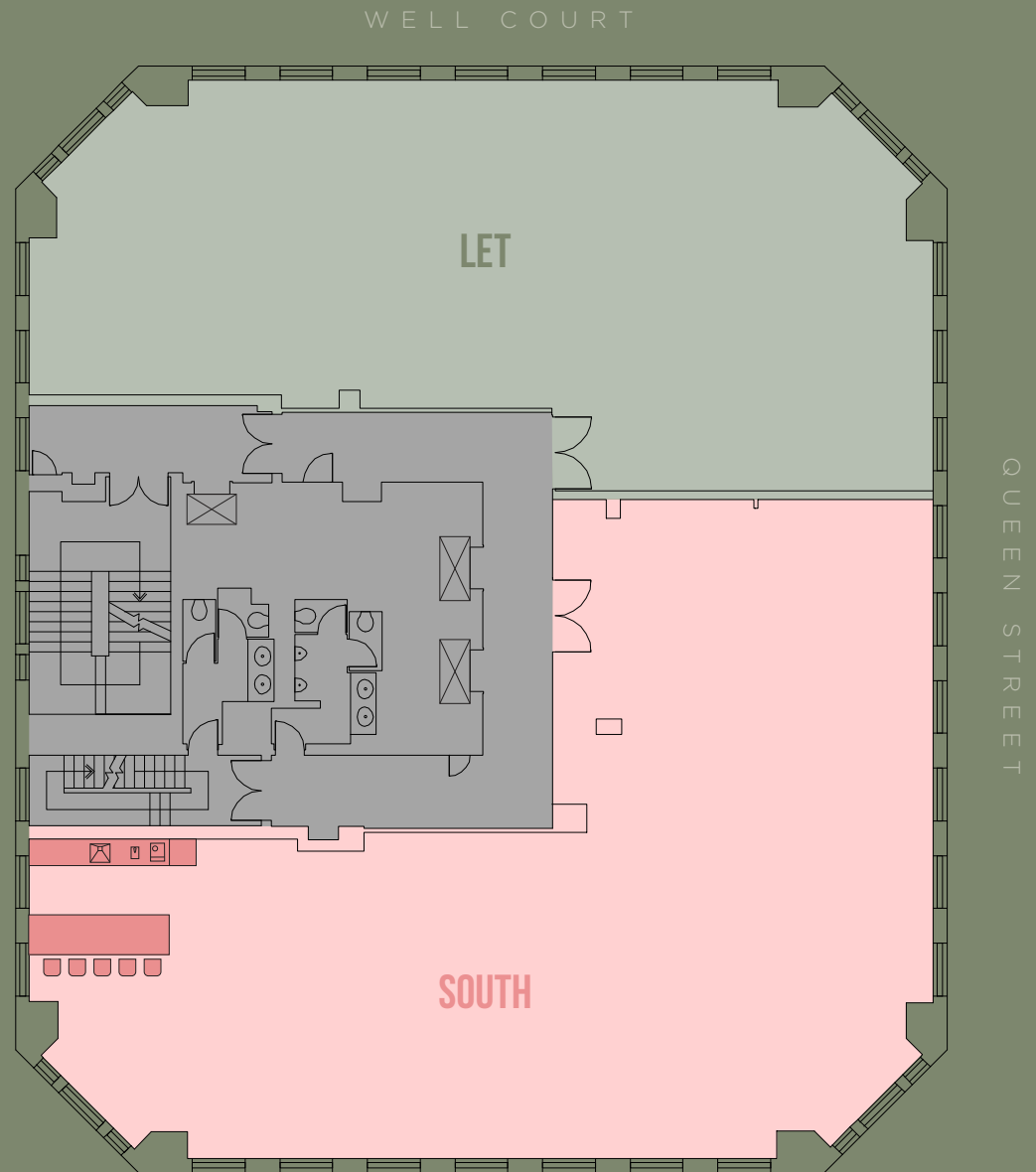
CAT A+



7TH FLOOR

South 2,724 sq ft

CAT A+



CITY CENTRAL

Aldermary House is at the heart of the City, overlooking Bloomberg's headquarters with its renowned arcade of restaurants. The building is also moments away from the City's primary retail area at One New Change, Cheapside and Bow Lane. If you want some peaceful green space, St Paul's Cathedral Gardens is on the door step. The building is well connected with Underground, National Rail, DLR and the Elizabeth Line easily accessible.



One New Change



Bloomberg Arcade



Bow Lane

TRANSPORT & LOCAL AMENITY

Walking Times



BANK
3 Minutes



MANSION HOUSE
3 Minutes



CANNON STREET
4 Minutes



ST. PAUL'S
7 Minutes



MONUMENT
8 Minutes



MOORGATE
10 Minutes



CITY THAMESLINK
12 Minutes



FARRINGDON
16 Minutes

*walking times calculated from Aldermary House, according to Google Maps



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