

# Unit 1, 10 Queen Street Place, London, EC4R 1BE



## Fully Fitted Gym / Retail Opportunity in the City of London

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### Location

10 Queen Street Place is located in the City of London, at the junction of Upper Thames Street and Queen Street Place. It is ideally situated within a 5-minute walk of Cannon Street and Mansion House rail & underground stations, and 10 minutes from London Bridge, across the river.

### Accommodation (NIA)

The available space comprises part of the ground floor of 10 Queen Street Place, a 230,000 sq ft office building comprehensively refurbished in 2006. It is currently fitted out as a gym with acoustic floor, reception and male and female changing rooms. It has a prominent 30 metre dual frontage and good ceiling heights.

The premises comprises the following approximate gross internal floor area:

Description	sq ft	sq m
Ground Floor	3,655	339.56
<b>Total</b>	<b>3,655</b>	<b>339.56</b>

### Tenure

The property is available by way of a new lease for a term to be agreed. The lease is to be contracted outside of the Landlord & Tenant Act 1954.

### Rent

On Application

### Business Rates

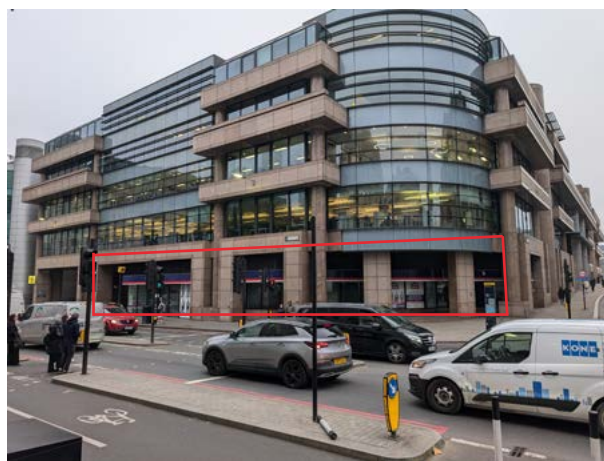
Rateable Value: £177,000

Rates Payable: 24 / 25 £103,368

Interested parties are recommended to confirm the above with the ratings department at City of London Corporation.

### Service Charge

None



### Use

Class E.

### EPC

Available upon request.

### Legal Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

### Further Information and Viewing

Staff are unaware so please do not attend site without prior arrangement.

Viewings are by appointment only via sole agents:

#### Levy Real Estate:

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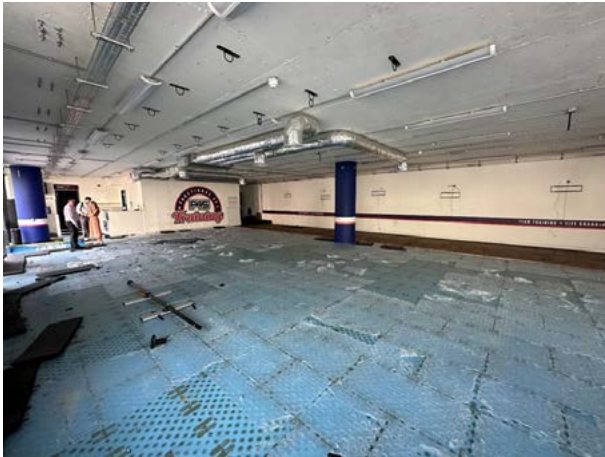
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### Location Plan

Not to scale, indicative only - plan shows approximate divide of the retail units. Detailed floor plans available on request.



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