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**ALDERMARY  
HOUSE**  
15 QUEEN STREET  
LONDON EC4

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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 16,326 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.



Exterior



6th Floor Reception



6th Floor Collaboration Area



6th Floor Workspace



6th Floor Collaboration Area



6th Floor Kitchenette

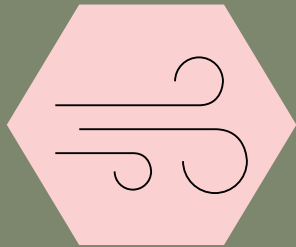


1st Floor (West) Breakout Space

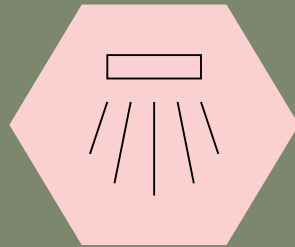
## AVAILABILITY

FLOOR	FITOUT	SQ FT	RENT (SQ FT)
6th	CAT B	5,294	£72.50
5th	CAT A+	2,432	£65
2nd (North + South)	CAT A+	4,205	£65
2nd (West)	CAT A+	2,206	£65
1st (West)	CAT B	2,189	£65
Total		16,326	

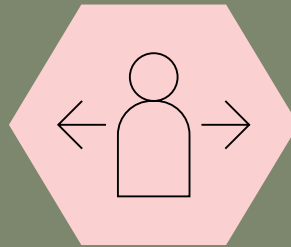
# HIGHLIGHTS



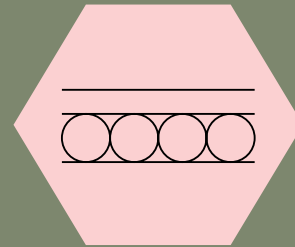
Tenant-controlled VRF air-conditioning units



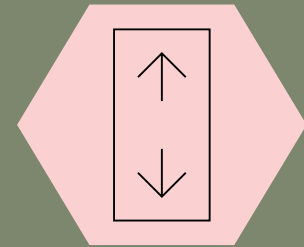
Recessed and suspended Trilux LED lighting



Occupational design criteria - 1 person / 10 sq m



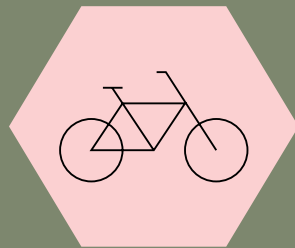
Hyperoptic connected to all floors



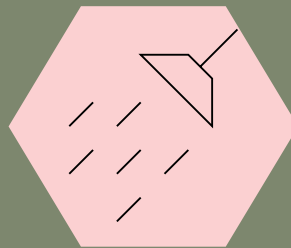
Two 13-person passenger lifts



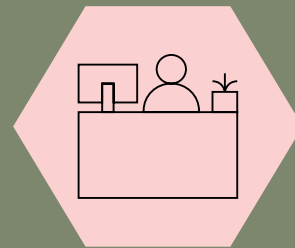
EPC B rating



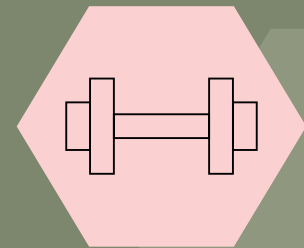
Secure bike storage with bike repair stations



Refurbished WCs, lockers and shower facilities



Refurbished double height reception



Tenants' gym



2nd Floor (North + South)



5th Floor (North) Kitchenette



2nd Floor (North + South) Kitchenette



Locker Storage



South-facing Views



Tenants' Gym



St. Paul's View

# 1ST FLOOR

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



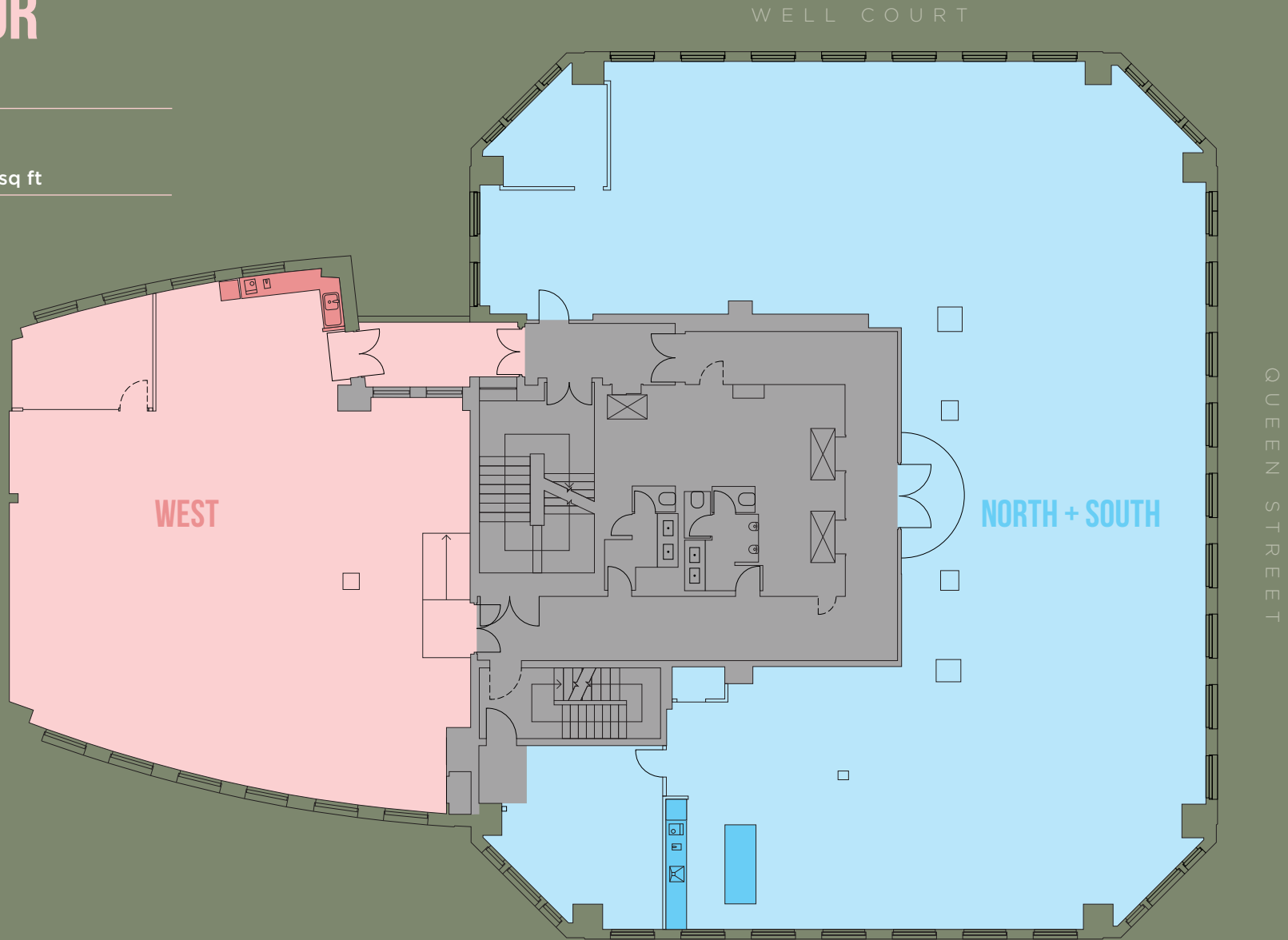
# 2ND FLOOR

West 2,206 sq ft

CAT A+

North + South 4,205 sq ft

CAT A+



# 6TH FLOOR

5,294 sq ft

46x Desks

1x 14-person boardroom

1x 8-person meeting room

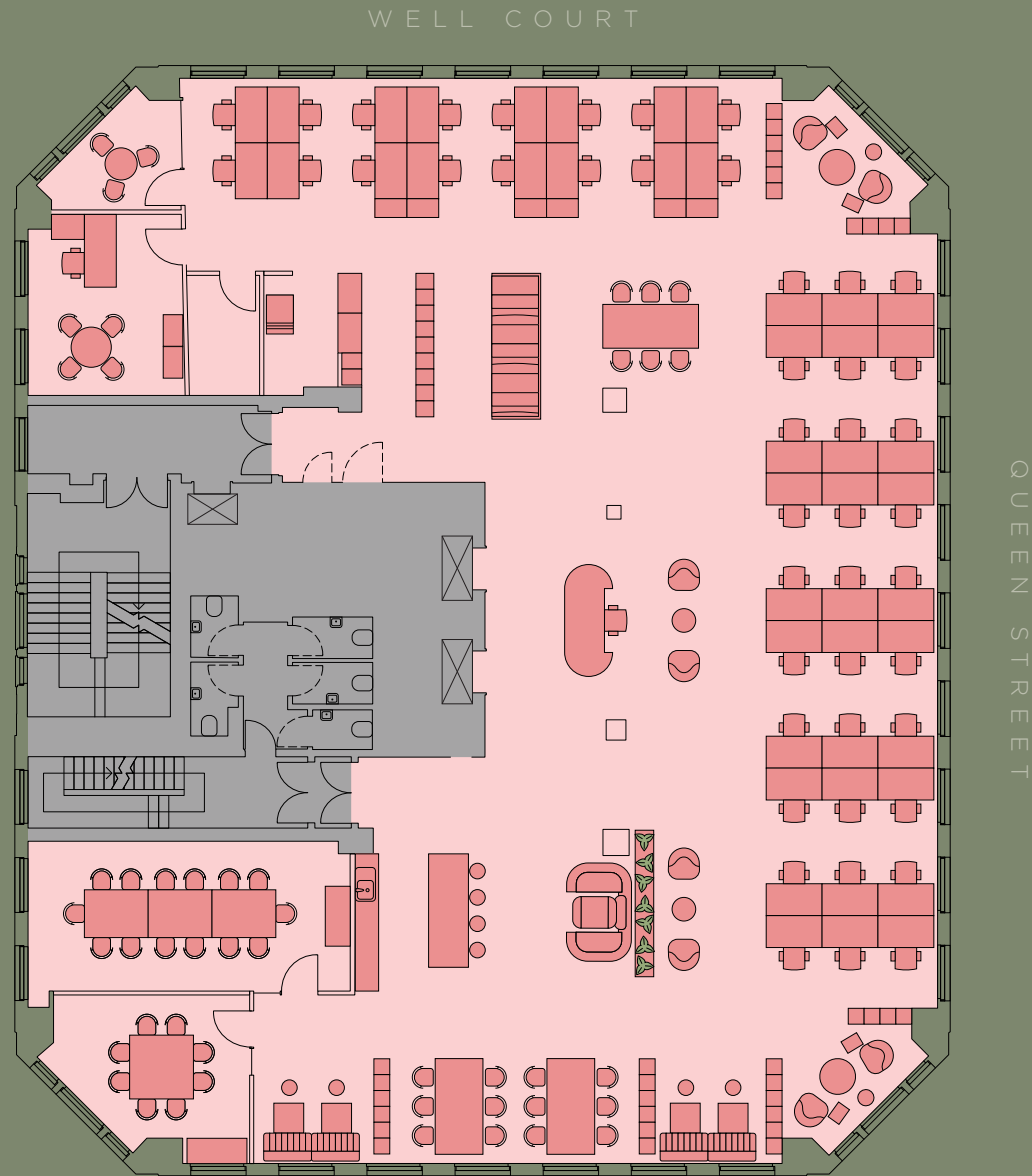
1x 3-person meeting room

1x Executive office

4x Breakout areas (with 18 hot desking stations)

1x Kitchenette

1x Reception desk



# 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



# CONTACT



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