

RUBIX

**40 QUEEN
STREET EC4**

Newly fitted office located within close proximity from mainline transport

The building benefits from a new communal roof terrace overlooking the River Thames and City, along with a newly refurbished and fully fitted workspace ready to occupy.



AMENITIES



NEWLY REFURBISHED OFFICE SPACE



AIR CONDITIONING



FIBRE INSTALLED



TERRACE / OUTSIDE SPACE



MANNED RECEPTION



1 PASSENGER LIFT



25-30 OPEN PLAN DESKS



NATURAL LIGHT THROUGHOUT



EPC - B

THE CITY



AVAILABILITY

| FLOOR | SQ M | SQ FT | RENT/PSF | RATES/PSF | S/C PSF | TOTAL/MONTH |
|-----------------|--------|-------|----------|-----------|---------|-------------|
| 2 nd | 182.55 | 1,965 | £69.50 | £18.35 | £20.05 | £17,668.63 |

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

LOCATION



TALK TO US

Viewing is strictly by prior appointment with Rubix.

Jaimie Ferreira

E: jaimie@rubix.london
M: +44(0)7841 522 239

Jack Harwood

E: jack@rubix.london
M: +44(0)7591 829 278

Chris Commins

E: chris@rubix.london
M: +44(0)7904 131 351

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