

33 CORNHILL, LONDON EC3

1,837 SQ FT



## DESCRIPTION

33 Cornhill provides exceptional modern office accommodation behind a traditional facade.

The 4th floor is being refurbished to a Cat A plus condition with a high quality creative fit out providing two meeting rooms, kitchenette, break out areas and workstations.

## LOCATION

Located on a prime corner site in the City core with impressive views over the Royal Exchange and along Cornhill.

Bank station is just moments away and Monument, Cannon Street, Mansion House, Moorgate and Liverpool Street are all within easy walking distance providing you with excellent transport communications.

## SPECIFICATION

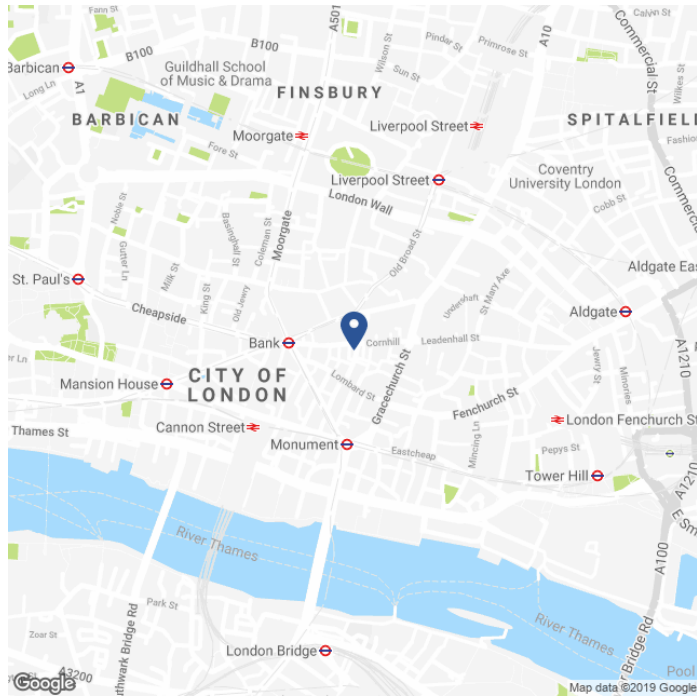
- VRV air conditioning.
- Metal tiled suspended ceilings.
- Raised access floors.
- Two eight person passenger lifts.
- Male and female WC's on each floor.
- Excellent floor to ceiling heights.

## AVAILABLE ACCOMMODATION

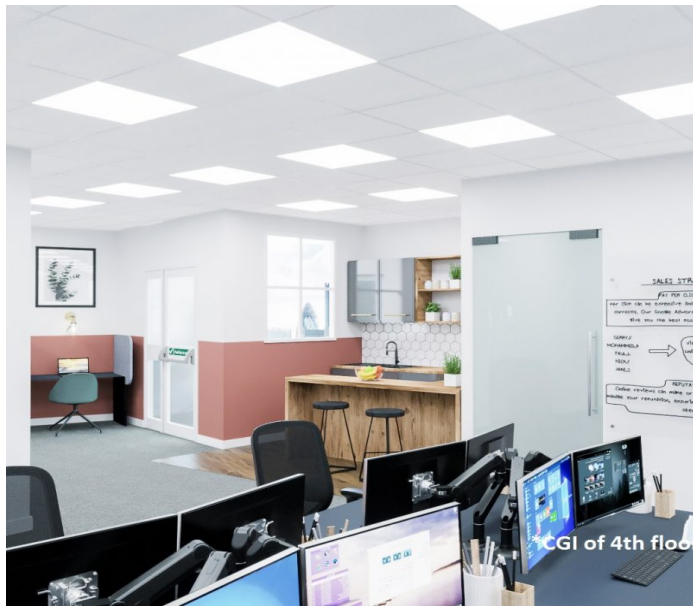
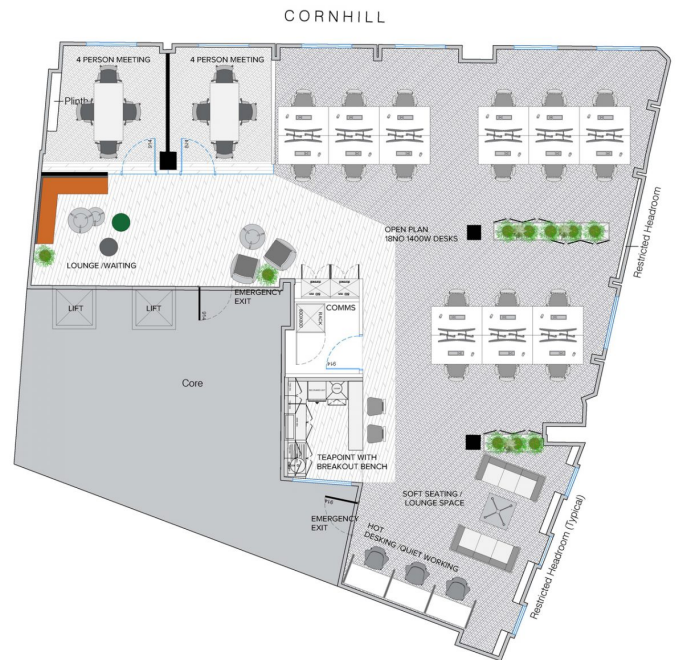
FLOOR	SQ FT	SQ M
FOURTH	1,837	171
TOTAL	1,837	171



## MAP



## FOURTH FLOOR



## TENURE

Lease:	New Lease direct from the landlord for a term by arrangement.
Available:	August 2019.
Rent:	£TBC per sq ft.
Rates Estimate:	£16.52 per sq ft.
Service Charge:	£11.30 per sq ft,
VAT:	Elected.
EPC:	D92.

## CONTACT

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