

77 CORNHILL, LONDON EC3

2,517 - 9,304 SQ FT



DESCRIPTION

77 Cornhill provides modern office accommodation set behind an attractive Portland stone facade in the heart of the City of London.

The 6th and 2nd floors are available with a high quality fit out in situ.

The 4th floor will be comprehensively refurbished to a new Category A condition.

LOCATION

Prominently located on the north side of Cornhill in close proximity to some of London's major landmarks including the Royal Exchange, Lloyd's of London, Leadenhall Market and the Bank of England.

Transport connections are excellent with Bank Station only moments away.

Cannon Street, Monument, Liverpool Street and Moorgate stations are all within close walking distance.

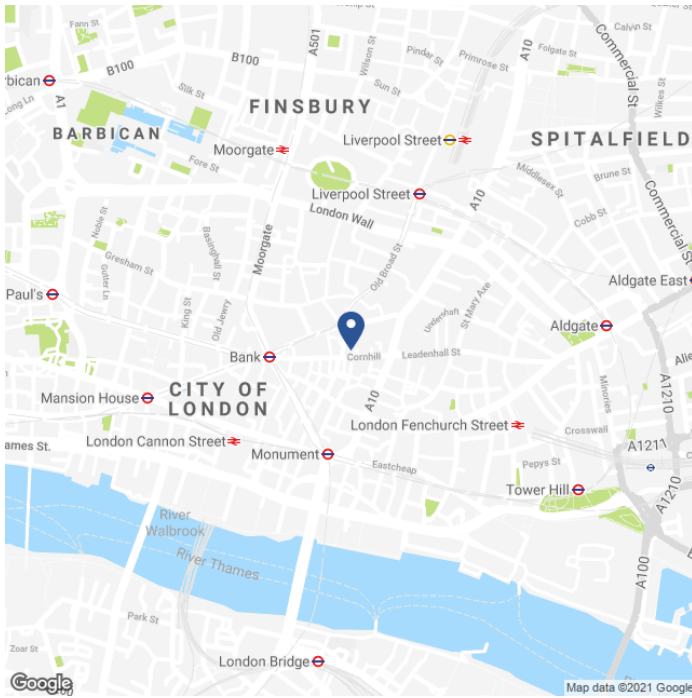
SPECIFICATION

- Impressive double height reception.
- Air conditioning.
- LED lighting.
- Fully accessible raised floors.
- WC's on each floor.
- Commissionaire.
- Two passenger lifts.
- 24 hour access and security.
- Shower facilities.
- Fitted floors on 2nd and 6th.

AVAILABLE ACCOMMODATION

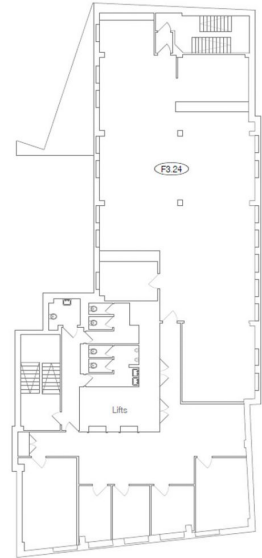
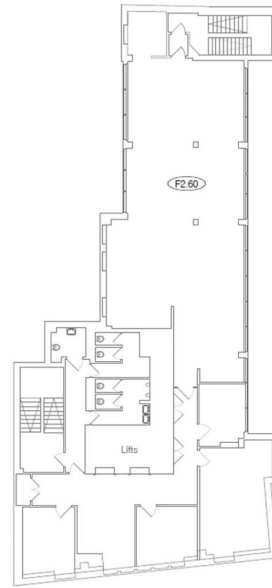
FLOOR	SQ FT	SQ M
SIXTH - FITTED	2,517	234
FOURTH	3,393	315
SECOND - FITTED	3,394	315
TOTAL	9,304	864

MAP



FLOOR PLANS

6th & 2nd



TENURE

Lease:	New Lease direct from the landlord.
Guide Rent:	£TBC per sq ft.
Rates Estimate:	£21.01 per sq ft.
Service Charge:	£12.41 per sq ft.
VAT:	Elected.
EPC:	TBC.

CONTACT

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FURTHER INFORMATION

