

77 CORNHILL  
LONDON EC3V 3QQ

2,526 - 8,517 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 2nd floor provides newly refurbished, fully fitted accommodation comprising welcome area, 4x meeting rooms, 2x phone booths, collaboration areas, kitchen and breakout in situ. Furniture is available on a monthly subscription basis via NorNorm.

The 1st floor is due to undergo refurbishment works to provide fitted accommodation comprising meeting rooms and kitchen/breakout area in situ.

## 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.

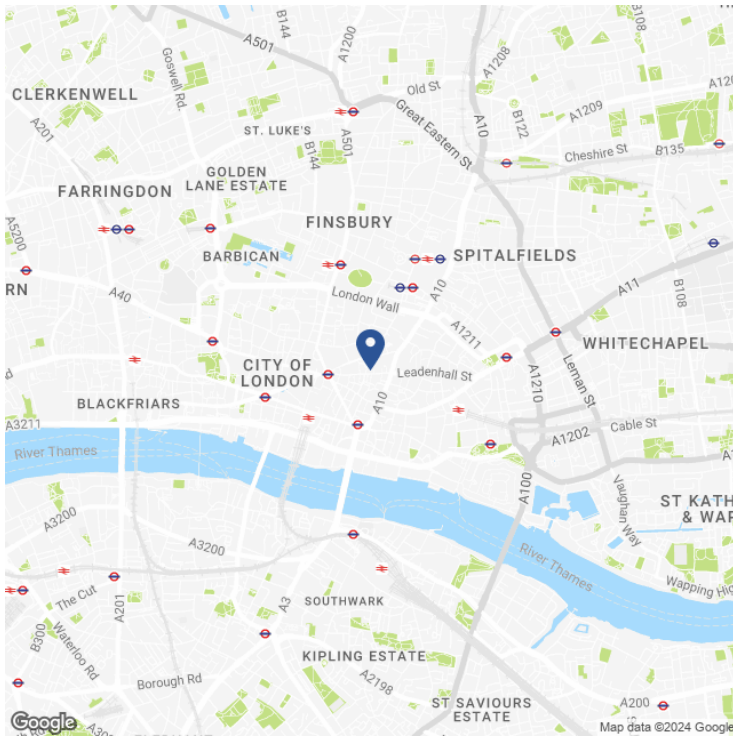


## SPECIFICATION

- 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.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
6TH	2,526	235
2ND	3,397	316
1ST	2,594	241
<b>TOTAL</b>	<b>8,517</b>	<b>791</b>



## TENURE

**Lease:** New lease direct from the landlord.  
**Guide Rent:** £62.50 - £69.50 per sq ft  
**Rates Estimate:** £23.72 per sq ft  
**Service Charge:** £19.29 per sq ft  
**VAT:** Elected.  
**EPC:** C

## CONTACT

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## FURTHER INFORMATION

