

77 CORNHILL
LONDON EC3V 3QQ

2,594 - 5,991 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.

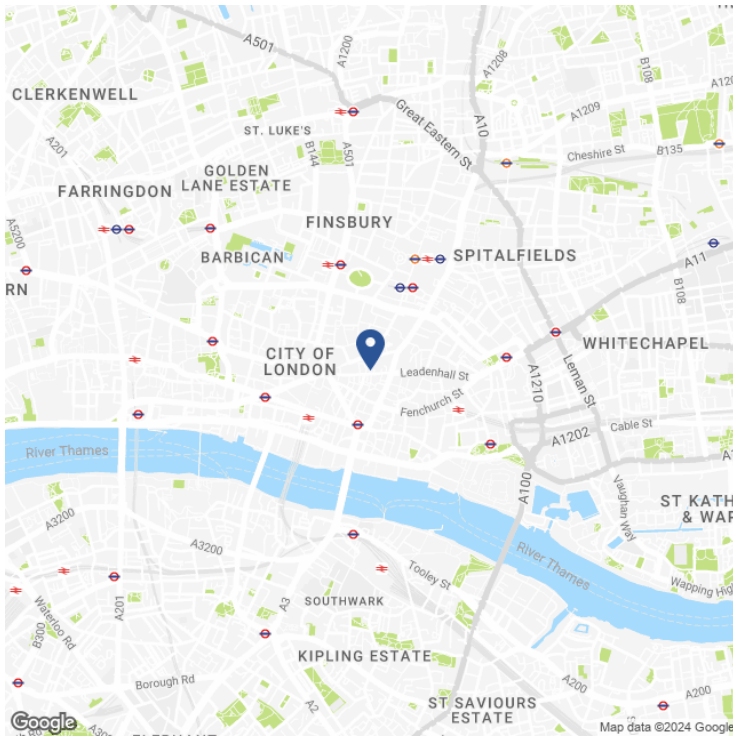


SPECIFICATION

- 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
2ND	3,397	316
1ST	2,594	241
TOTAL	5,991	557



TENURE

Lease: New lease direct from the landlord.
Guide Rent: £62.50 - £67.50 per sq ft
Rates Estimate: £23.72 per sq ft
Service Charge: £19.29 per sq ft
VAT: Elected.
EPC: C

CONTACT

Tom Kemp
 0207 100 5555
tom@hk-london.com

Louis Jacobs
 02071005555
louis@hk-london.com

Monique Kelliher
 02071005555
monique@hk-london.com

FURTHER INFORMATION

