

77 CORNHILL
LONDON EC3V 3QQ

2,594 - 5,993 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 3rd floor has been fully refurbished and provides three meeting rooms, kitchen and is part furnished.

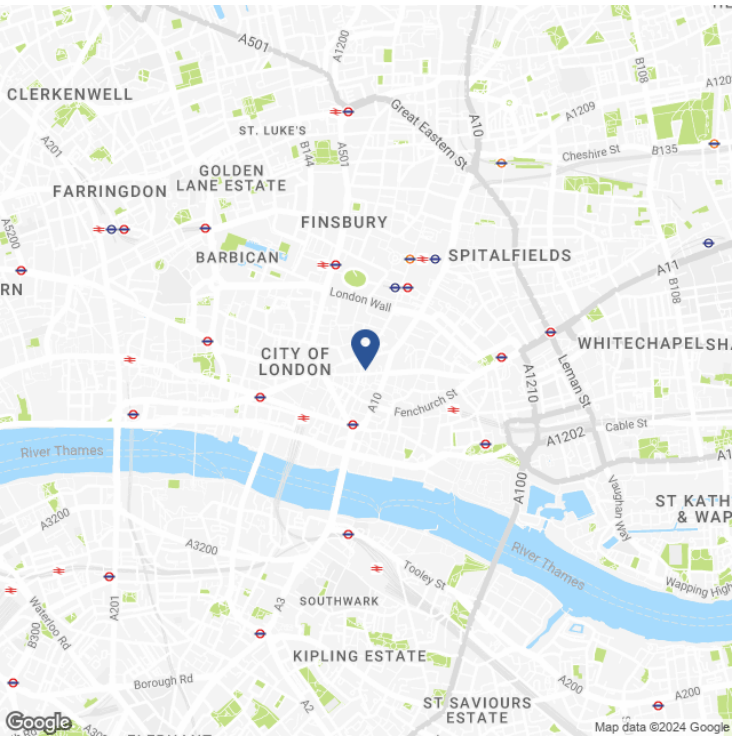
The 1st floor is undergoing refurbishment works to provide fitted accommodation ready for occupation by end of April 2024.

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
3RD	3,414	317
2ND	3,397	316
1ST	2,594	241
TOTAL	9,405	874

TENURE

- Lease:** New lease direct from the landlord.
- Guide Rent:** £67.50 per sq ft
- Rates Estimate:**£23.64 per sq ft
- Service Charge:**£19.29 per sq ft
- VAT:** Elected.
- EPC:** C

CONTACT

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FURTHER INFORMATION

