

68 Cornhill, London EC3

REFURBISHED EC3 OFFICES TO LET

Last Remaining Floor Available

5,726 sq ft to let

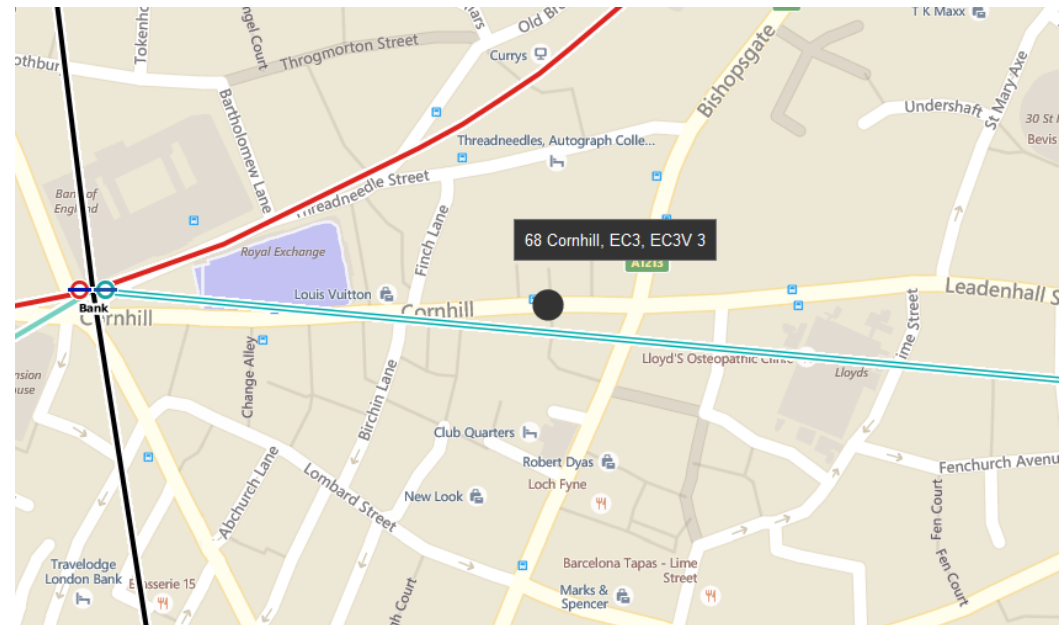


LOCATION

The building occupies a prominent position in the heart of the City, close to the Bank junction, with The Bank of England and the amenities of The Royal Exchange within close proximity.

Bank Station (Central, Circle, District, Northern, Waterloo & City and DLR) is within 5 minutes' walk and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City and national rail) and Cannon Street (Circle, District and national rail) are also both within a few minutes' walk. Transport connections from Liverpool Street will dramatically improve with the opening of Crossrail in 2018.

MAP



CONTACT US

By appointment through joint agents:

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DESCRIPTION

68 Cornhill is arranged over lower ground, ground and five upper floors, providing high quality office accommodation. The building was comprehensively refurbished in November 2015 and provides top quality Category A space.

The available accommodation is on the 2nd floor totalling 5,726 sq ft and there is storage space available in the building.

FLOOR AREAS

FLOOR	SQ FT	SQ M	STATUS
3 rd	5,069	470.93	U/O
2 nd	5,726	531.96	Available
Mezzanine	700	65.03	U/O
Ground	194	18.02	U/O
Total	11,869	1,085.94	

AMENITIES

- Newly remodelled reception
- New metal tile suspended ceilings with LED lighting
- New ceiling mounted VRF air conditioning system
- Fully accessible raised floors
- Occupancy ratio 1:10 sq ft
- Cycle and shower facilities on the lower ground floor
- Male and female WC's on every floor
- Disabled WC facilities on the ground floor
- 2 x new 10 person passenger lifts
- Basement storage

TERMS

New leases are available direct from the landlord for a term by arrangement.

RENT:

Quoting £65.00 per sq ft

RATES:

£18.00 per sq ft per annum estimated

S/CHARGE:

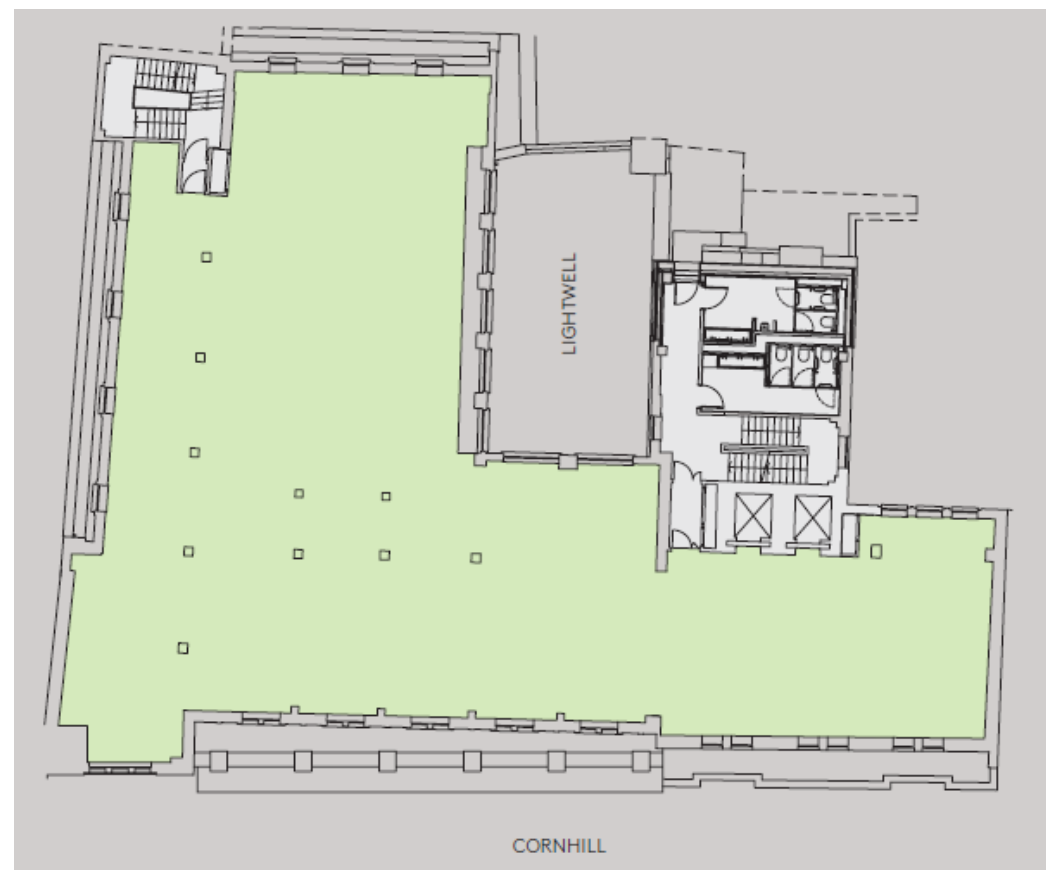
£9.78 per sq ft per annum

VAT:

TBC

EPC:

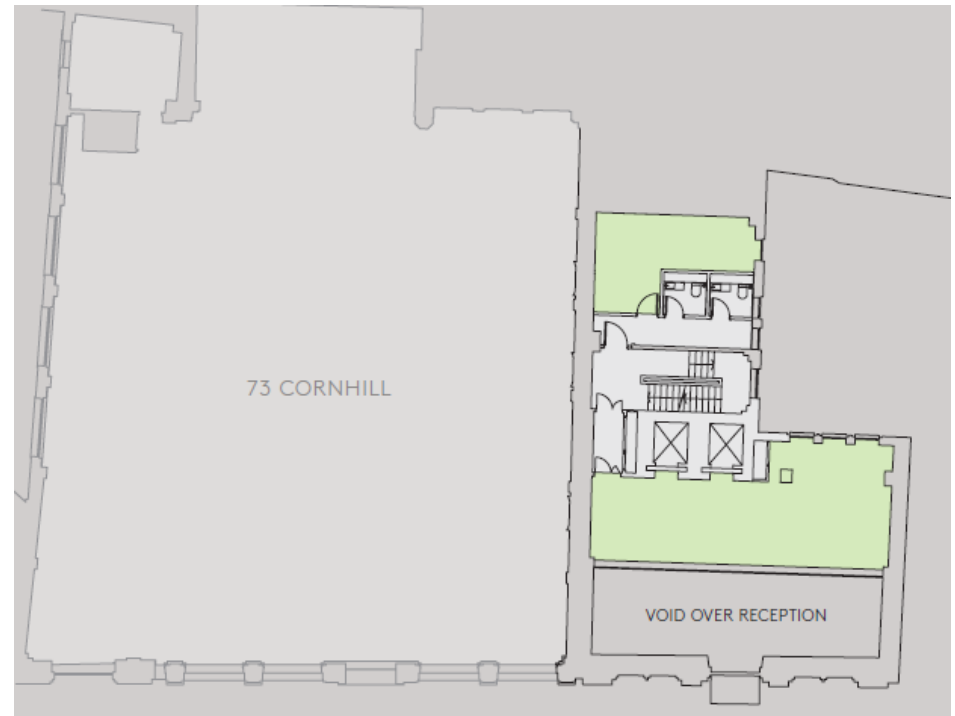
TBC



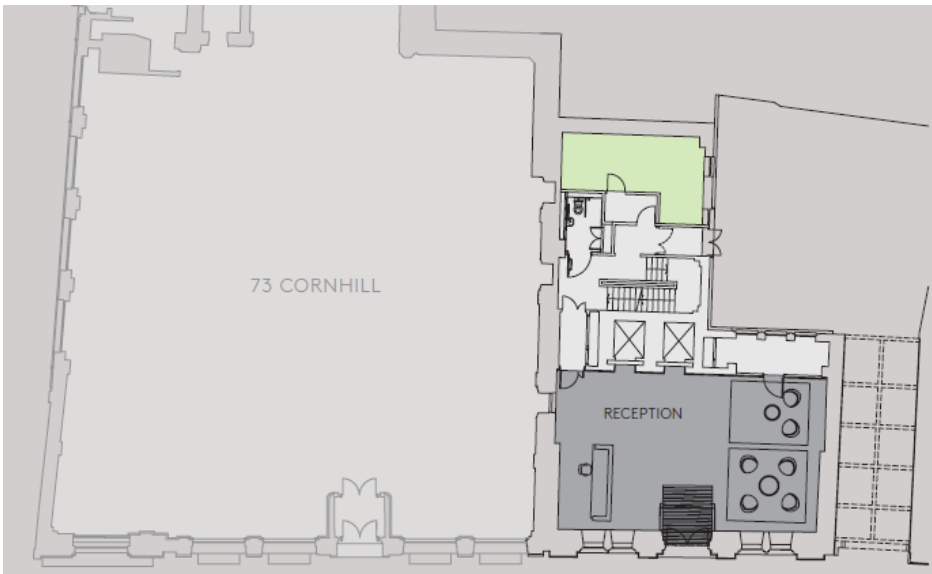
**Typical floor (3rd) – not to scale – for indicative purposes only*



**2nd floor*



**Mezzanine floor*



**Ground floor – all plans not to scale – for indicative purposes only*



**Reception area*