

52CORNHILL.CO.UK



CORNHILL
EC3

1,414 - 8,403 Sq Ft
Plug and Play Offices to Let

NEWLY REFURBISHED PLUG AND PLAY SPACE, LOCATED IN A PRIME CITY POSITION

SPECIFICATION

- 4 pipe fan coil air conditioning
- Fully accessible raised access floor
- LED lighting
- Newly redecorated
- Broadband to all floors
- Refurbished reception
- Good natural light
- Bicycle spaces, showers & locker facilities
- 8 person lift
- EPC Rating E 116



ACCOMMODATION

| Floor | Sq M | Sq Ft | Condition |
|--------------|--------------|--------------|--------------------|
| 7th | 131.4 | 1,414 | Fitted & Furnished |
| 5th | 163.6 | 1,761 | Fitted & Furnished |
| 4th | 162.8 | 1,752 | Open Plan |
| 3rd | 163.4 | 1,759 | Fitted |
| 1st | 159.5 | 1,717 | Open Plan |
| Total | 780.7 | 8,403 | |



5th Floor – Fitted & Furnished



7th Floor – Fitted & Furnished



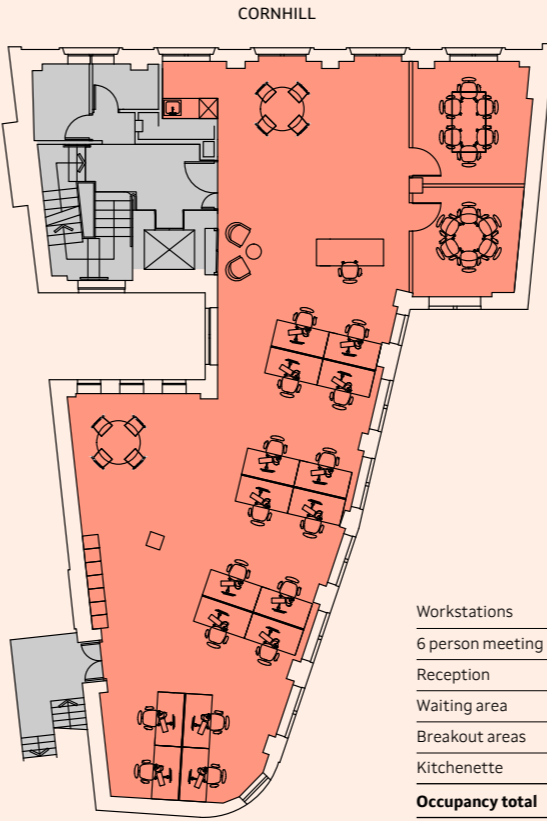
5th Floor – Fitted & Furnished



4th Floor – Open Plan

INDICATIVE SPACE PLAN

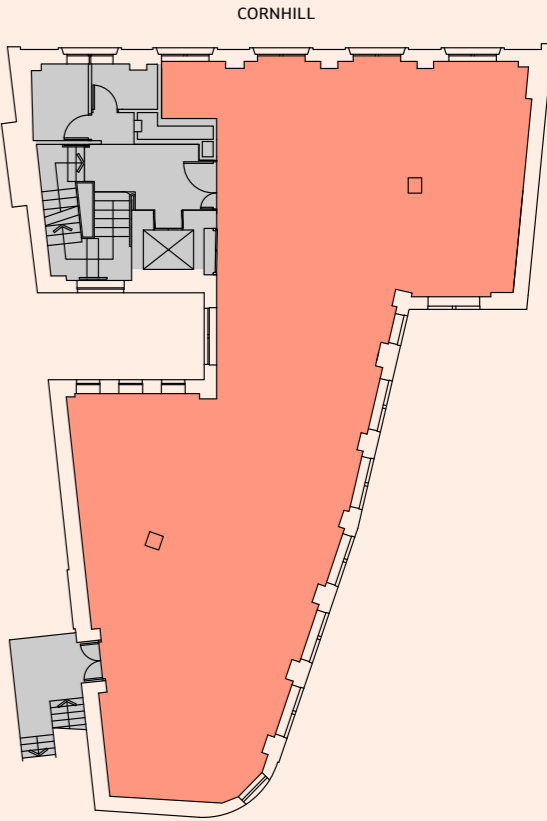
1,761 Sq Ft (163.6 Sq M)



| | |
|------------------------|-----------|
| Workstations | 16 |
| 6 person meeting room | 2 |
| Reception | 1 |
| Waiting area | 1 |
| Breakout areas | 2 |
| Kitchenette | 1 |
| Occupancy total | 16 |

INDICATIVE CLEAR FLOOR PLAN

1,761 Sq Ft (163.6 Sq M)



Floor plan not to scale, for indicative purposes only.

POSITIONED MOMENTS FROM THE BUSTLING LEADENHALL MARKET

52 Cornhill is located on the south side of Cornhill, amongst the vibrant amenities the City has to offer. Bank, Cannon Street, Monument and Liverpool Street stations are all close by providing access to a plethora of underground and overground lines.



CONNECTIONS

BANK

2

MONUMENT

3

CANNON STREET

4

*Walk times according to TfL.

VIEWING

Strictly through joint sole letting agents:

TERMS

Upon application.

Peter Gray
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Harriet Oury
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