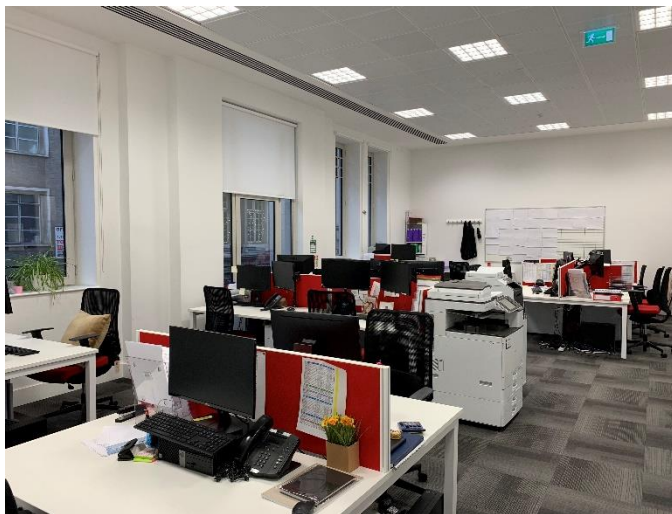




**68 Cornhill, London,
EC3V 3QX**

**PRIME CITY OFFICES
ADJACENT TO BANK
TO LET - 1st FLOOR**

1,180 sq ft – 110 sqm



LOCATION:

The property is located in the heart of the city on the North side of Cornhill at its junction with Gracechurch Street. This is a vibrant location close to Bank.

Communications are excellent – Bank (Central, Northern, Circle & District Lines & DLR), Liverpool Street (Mainline, Central, Metropolitan, Hammersmith & City Lines), Cannon Street (Mainline and Circle & District Line) Underground Stations are located a short walk away. In addition to numerous retailers, bars and restaurants.

ACCOMMODATION:

First floor offices, benefiting from being fully fitted, predominantly open plan for 18 desks with 1 meeting room, kitchen and break out area. The entire property was comprehensively refurbished in 2015 and now has high tech finger print access controls for the lifts.

LONIC

020 7486 0900

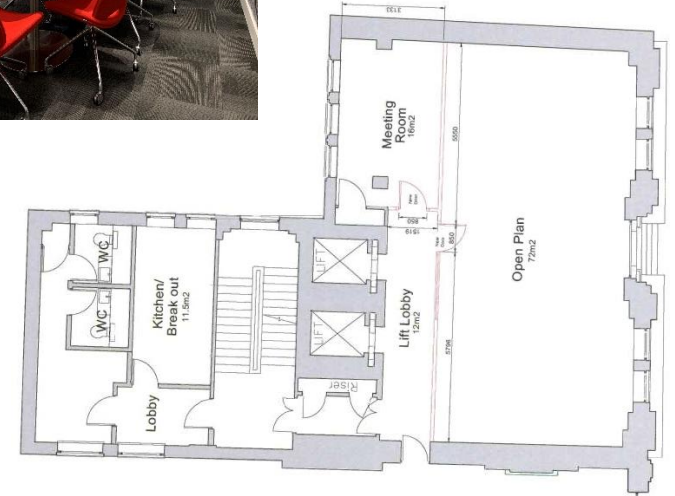
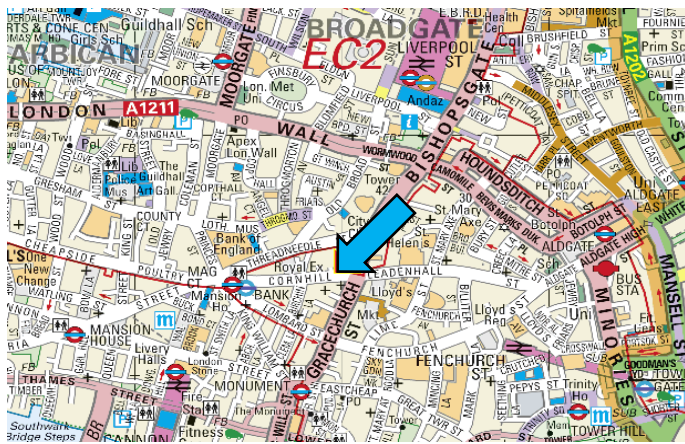


**Viewings strictly by
appointment through
sole agents:**

Michael Firestone
mf@lonic.eu
020 7486 0900

Jonny Novick
jn@lonic.eu
020 7486 0900

Joe Bobbe
jb@lonic.eu
020 7486 0900



AMENITIES:

- 24 hour access
- Manned Reception
- WCs
- Fully cabled
- Passenger lift
- Open plan
- Air-conditioning
- 1 Meeting room
- Bike Racks & Showers
- Kitchen
- Fibre Internet
- Plug & Play
- 3.6m floor to ceiling height

APPROXIMATE COSTS

FLOOR AREA	RENT	BUSINESS RATES PAYABLE 2019/20	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
1,180 SQ FT 110 SQM	£29,500pax* £25 psf*	£21,555pax £18psf	£12,430pax £10psf	£63,500 pa £5,300 pcm

* The rent is net effective after incentives are applied subject to covenant

LEASE: An assignment of the existing lease for a term of 5 years, expiring on the 2nd November 2020, or alternatively a new lease is available directly from the Landlord on terms to be agreed. The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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