

52CORNHILL.CO.UK



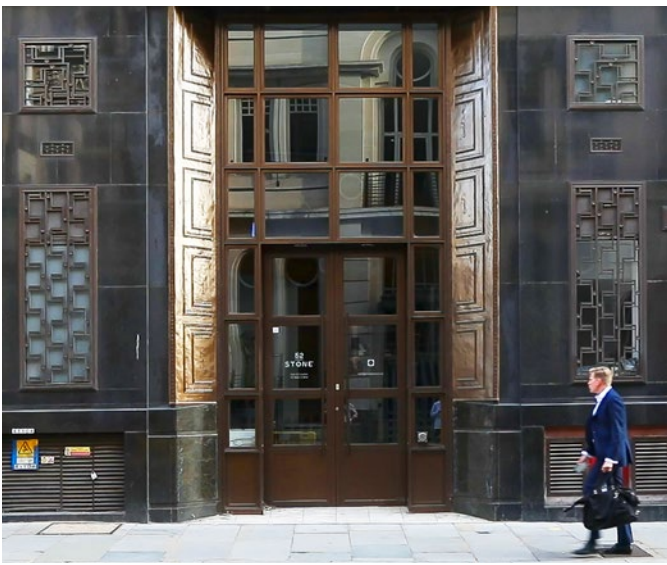
**CORNHILL
EC3**

**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



5th Floor – Fitted & Furnished



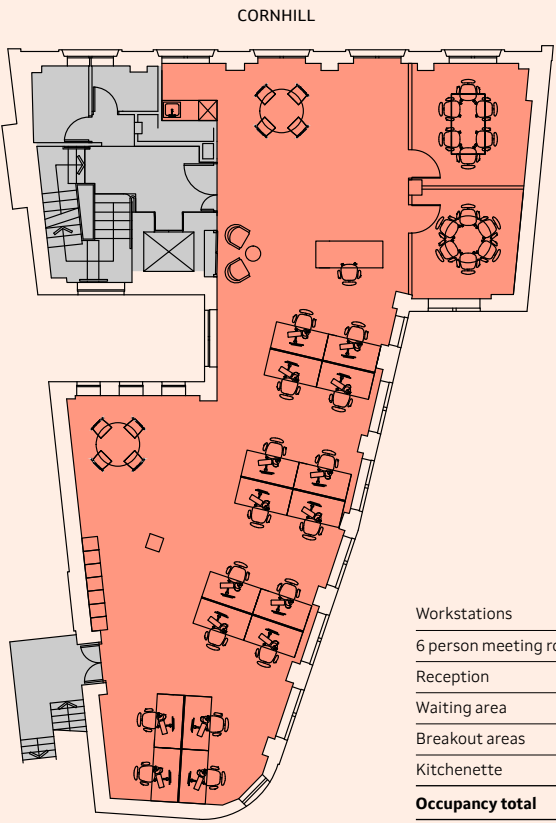
7th Floor – Fitted & Furnished



4th Floor – Open Plan

INDICATIVE SPACE PLAN

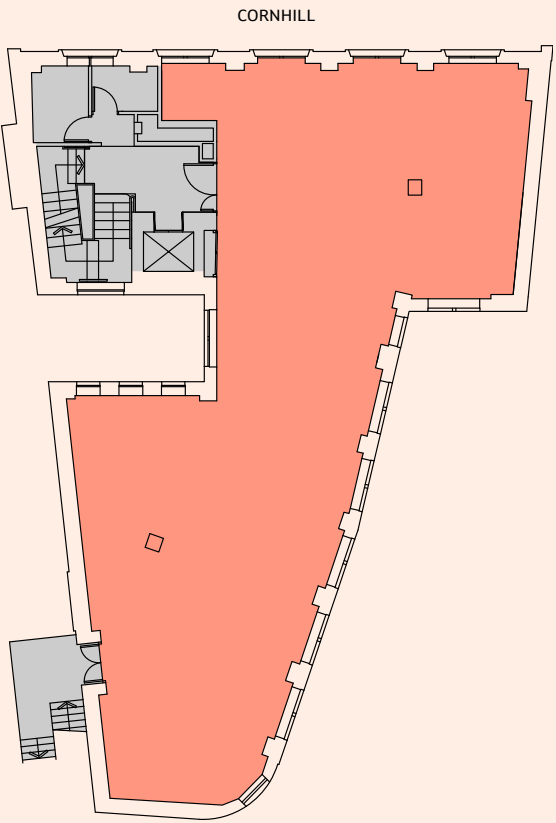
1,761 Sq Ft (163.6 Sq M)



Floor plan not to scale, for indicative purposes only.

INDICATIVE CLEAR FLOOR PLAN

1,761 Sq Ft (163.6 Sq M)



North

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



MONUMENT



CANNON STREET



*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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