

52CORNHILL.CO.UK



**CORNHILL
EC3**

**1,717 – 3,466 Sq Ft
Refurbished Offices to Let**

PREMIUM CENTRAL CITY OFFICE SPACE

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	Condition	Sq M	Sq Ft
7th	LET	OneBright	
6th	LET	Gerald Edelman	
5th	LET	First Capital Corporation	
4th	LET	Arkesden	
3rd	LET	Arcadian Risk Capital	
2nd	TO LET	Fitted	162.5 1,749
1st	TO LET	Open Plan	159.5 1,717
Total		322.0	3,466



2nd Floor – Fitted & Furnished



1st Floor – Open Plan



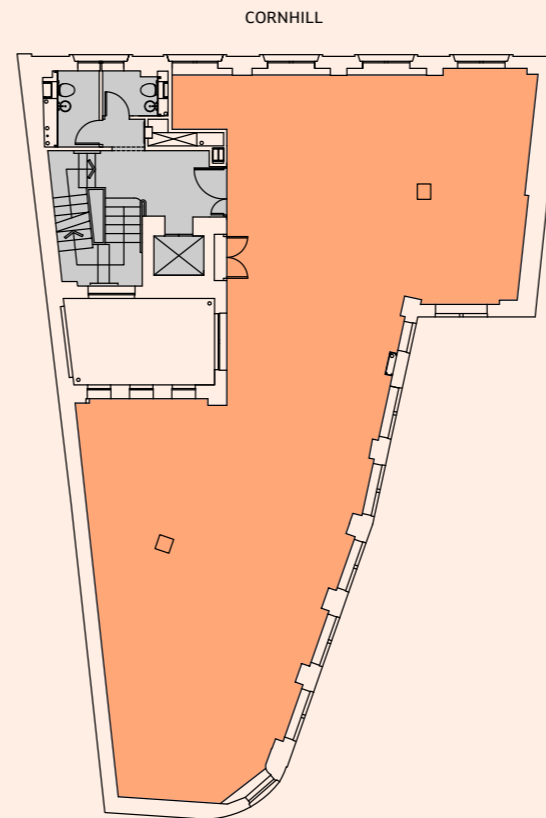
1st Floor – Open Plan



2nd Floor – Fitted & Furnished

FIRST FLOOR PLAN

1,717 Sq Ft (159.5 Sq M)



INDICATIVE SPACE PLAN

1,749 Sq Ft (162.5 Sq M)



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

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
07765 220 528
peter.gray@knightfrank.com

Harriet Oury
07976 730 101
harriet.oury@knightfrank.com



Andrew Farquhar
07775 627 019
andrew@masons-city.co.uk

Important Notice. 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. March 2023.