



## 33 CORNHILL EC3

### OVERVIEW

Located directly opposite the Royal Exchange in the heart of the City of London.

33 Cornhill provides exceptional new 'plug & play' offices behind a period façade.

Transformed to provide best-in-class workspace, fitted out to the highest standard.

Impressive views and natural light.

### AMENITIES

New category B fit out

New furniture

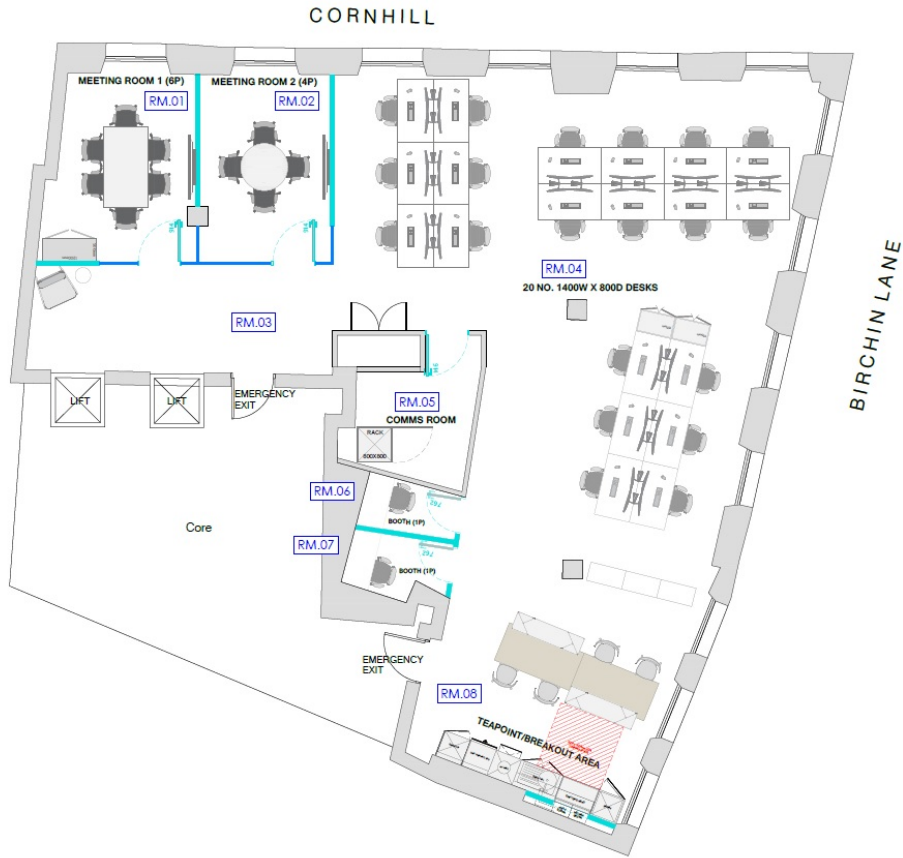
Shower

24/7 access

2 x passenger lifts

High-speed fibre



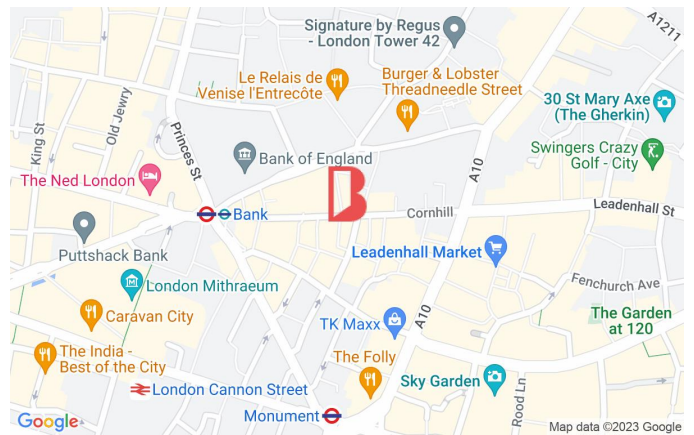


## TERMS

Flexible by arrangement

## SUMMARY

Available Size	1,087 sq ft to 3,089 sq ft
Floor: 5	1,087 sq ft
Floor: 1	2,002 sq ft
Rent	from £72.50 to £77.50 per sq ft
Lease	New lease from the landlord.
Business Rates	£19.70 per sq ft
Service Charge	£9.71 per sq ft
VAT	Elected



## LOCATION

Bank station is just moments away and Monument, Cannon Street, Mansion House, Moorgate and Liverpool Street are all within easy walking distance providing unrivalled connectivity.

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

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