

EXCELLENTLY LOCATED 2nd FLOOR OFFICE TO LET | 3,636 sq ft



Location

The property is well connected with public transport, with Bank (Central, Northern and Waterloo & City lines) underground station being less than a one-minute walk.

Cannon Street (Circle & District lines), Liverpool Street (Circle, Central, Hammersmith & City and Metropolitan lines), Mansion House (Circle and District lines) and Fenchurch Street (Overground) Stations are all also within short walking distance.

Floor Areas

Floor	sq ft	sq m
2 nd Floor	3,636	338
TOTAL (approx.)	3,636	338

*Measurement in terms of NIA

Description

The 2nd floor provides an abundance of natural light throughout, LED lighting, meeting rooms and a demised kitchenette and WCs.


The office also benefits from a manned reception, 24-hour access, two passenger lifts, showers and bike storage. Basement storage is also available, totalling 449 sq ft, by separate agreement.

Bank


The area called Bank in Central London is named from the Bank of England, which has stood at its current spot near Threadneedle Street since 1734. This area of London has a rich heritage and contains several of the City of London's oldest churches, including a couple that were designed by celebrated architect and the mastermind behind St Paul's Cathedral, Sir Christopher Wren.

The station is served by the Central, Northern and Waterloo and City lines and the Docklands Light Railway. Nearby Monument station, named from the Monument to the Great Fire of London, opened in 1884 and is served by the District and Circle lines.

Ray Walker, Partner

 020 7025 1399

Olivia Stapleton, Agency Surveyor

 020 7025 8940

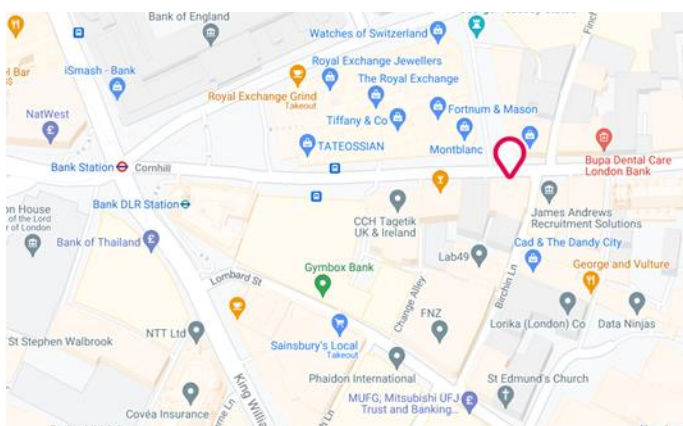
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Subject to Contract May 2022

29-30 Cornhill
London, EC3V 3NF



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Terms

Tenure:	Leasehold
Lease:	New lease direct from the Freeholder. Available from September 2022.
Rent:	£67.50 psf
Rates:	Estimated at £19.71 psf (2022/23)
Service Charge:	£14.84 psf

Amenities

- Shower facilities / bike storage
- Boardrooms
- Kitchenette
- Demised WCs
- Excellent natural light
- 24-hour access
- Manned reception
- Two passenger lifts

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