



AVAILABLE TO LET

68 CORNHILL

1259 SQ FT.

Rent: £57.50 psf (Guiding)

Rates: £22.57 psf

S/C: £10.21 psf

**JAMES ANDREW
INTERNATIONAL**

Lisa Moran

lmoran@jamesandrew.co.uk
m. 07808 073959

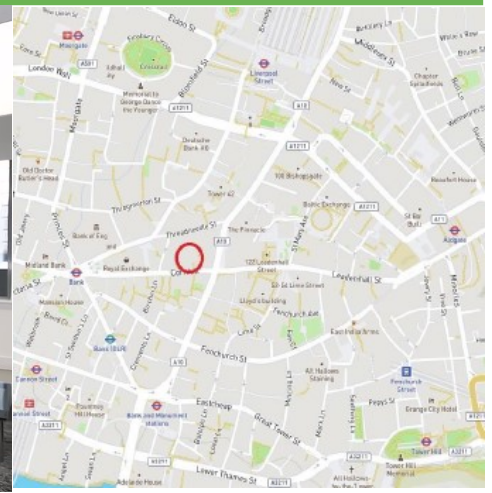
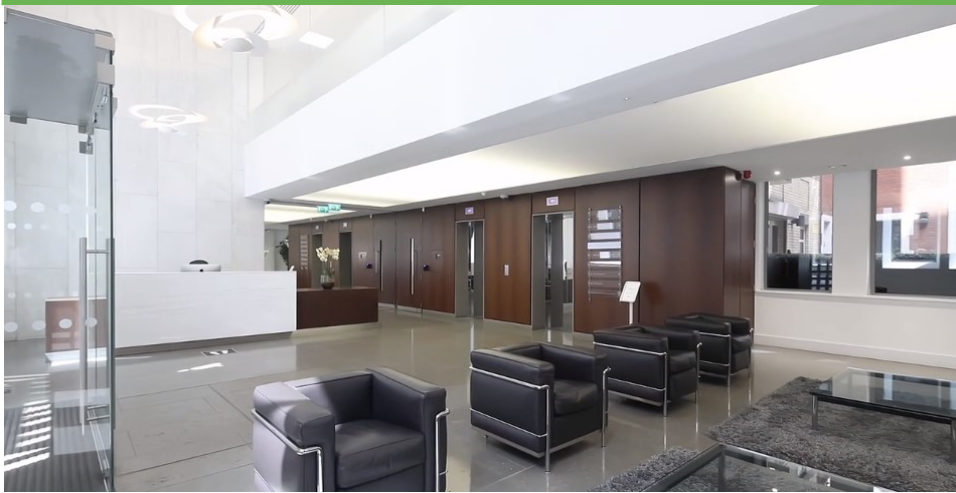
Oliver Edwards

oedwards@jamesandrew.co.uk
m. 07706 335215

AVAILABLE TO LET

68 CORNHILL

**JAMES ANDREW
INTERNATIONAL**



Space

The 1st floor benefits from a 3.5m+ floor to ceiling and is currently undergoing a light refurbishment providing a fully cabled open planned office with a kitchenette .

Location

The property is located in the heart of the City on the sought after address of Cornhill, close to the junction of Gracechurch St, Bishopsgate and Leadenhall St.

The connections are excellent with Bank (Central, Circle, District, Northern, Waterloo & City and DLR), Liverpool St (Central, Circle, Metropolitan, Hammersmith & City and National Rail and Elizabeth Line) and Cannon St (Circle, District and National Rail) stations all a short walk away.

Highlights

- 1st Floor - Lightly refurbished, cabled and with a kitchenette
- Manned Reception
- Air Conditioning
- Suspended Ceiling with LED lighting
- Raised Floor
- Bike Racks & Showers
- 2 x Passenger Lifts
- Demised WC's

Floor	Size (Sq Ft)	Rent psf.	Rates psf. (est)	Service Charge psf.	Availability
1st Floor	1,259	£57.50	£22.57	£10.21	Available
Total	1,259				

Contact us

James Andrew International
www.jamesandrew.co.uk



Lisa Moran
lmoran@jamesandrew.co.uk
m. 077808 073959



Oliver Edwards
oedwards@jamesandrew.co.uk
m. 07706 335215

Or

BBG Real Estate
Tom Boggis
Tom.boggis@bbgreal.com

12/02/2020 Misrepresentation 1. James Andrew International on its own behalf and on behalf of the vendor/lessor of this property whose agent James Andrew International is, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representative of fact; and (c) the vendor/lessor does not make or give, and neither James Andrew International nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. James Andrew International is the trading name of James Andrew International (City) Ltd a company registered in England No. 8791 355.

1st Floor - 1,259 sq ft

