



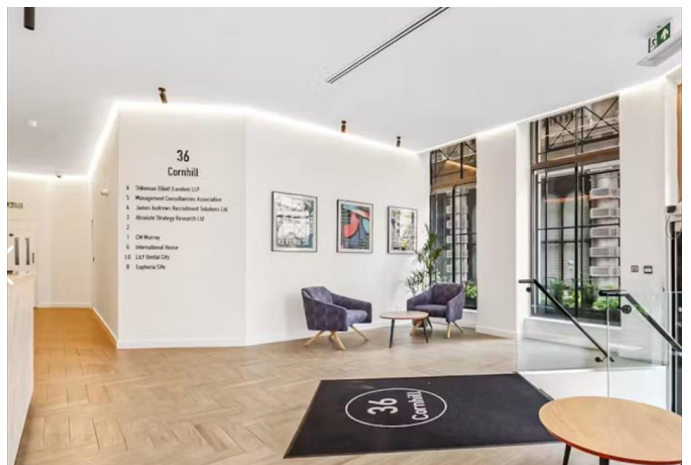
36-38 CORNHILL

Newly fitted out, ready-to-occupy workspace overlooking the Royal Exchange, in the heart of the City.

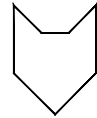
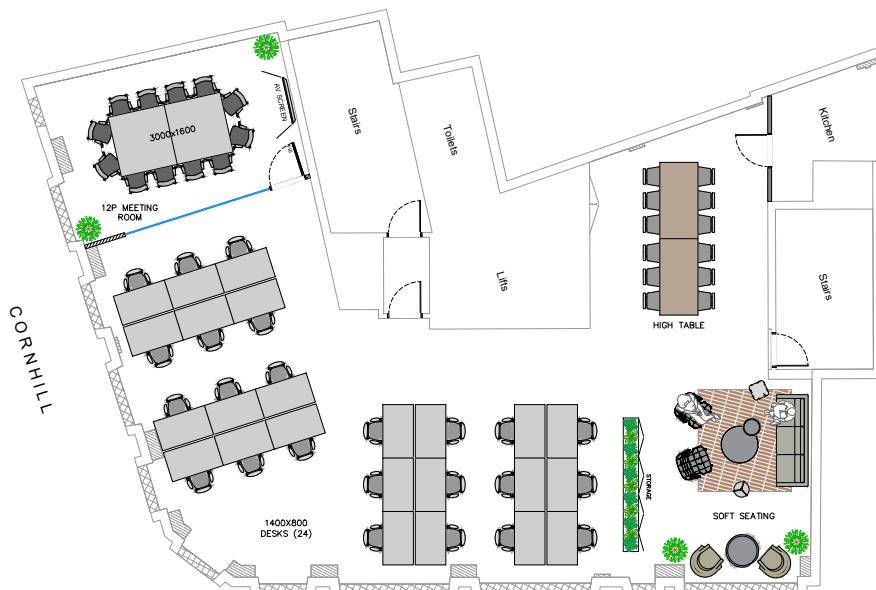
OVERVIEW

Newly fitted out, ready-to-occupy workspace overlooking the Royal Exchange, in the heart of the City. A well-presented period building on a prominent corner site. The newly refurbished reception is staffed by a concierge. There is excellent natural light from two sides throughout. The fourth floor is fully fitted and ready to occupy. It provides three open plan working zones, a ten person boardroom and a breakout lounge overlooking Birchin Lane. There is also a dedicated kitchen and collaborative area. The building benefits from showers, bike storage, two passenger lifts, air conditioning and 24-hour access.

AMENITIES



- New ready-to-occupy fit out
- Manned reception
- Showers, bike storage and 24-hour access
- One minute from Bank station
- Dual aspect corner position with excellent natural light throughout
- 10 person boardroom



LAUNCELOT
CHAPTER AND VERSE
36 CORNHILL ROAD
LONDON
EC3V 3PQ

FOURTH FLOOR

1:40 @A1
1:80 @A3
1:9



SKETCH

02

20.01.26
KS

THIRDWAY

TERMS

Flexible by arrangement

SUMMARY

Available Size	2,019 sq ft
Floor:4th	2,019 sq ft
Price	From £85 per sq ft
VAT	Elected

VIEWING & FURTHER INFORMATION

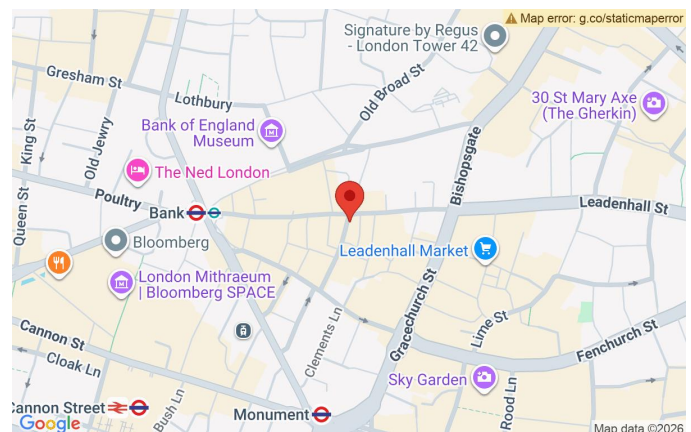
Viewing strictly by prior appointment with the sole agent:

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LOCATION

On the corner of Cornhill and Birchin Lane, directly opposite the Royal Exchange in the heart of the City. Bank station is a one minute walk with the Central, Northern, Waterloo and City, Circle and District lines, Mansion House is two minutes away and Cannon Street is six minutes on foot for additional Underground and National Rail connections. Leadenhall Market, The Ned and some of the City's best restaurants and gyms are all within easy reach.

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