

36-38 CORNHILL

Newly fitted out, ready-to-occupy workspace overlooking the Royal Exchange

OVERVIEW

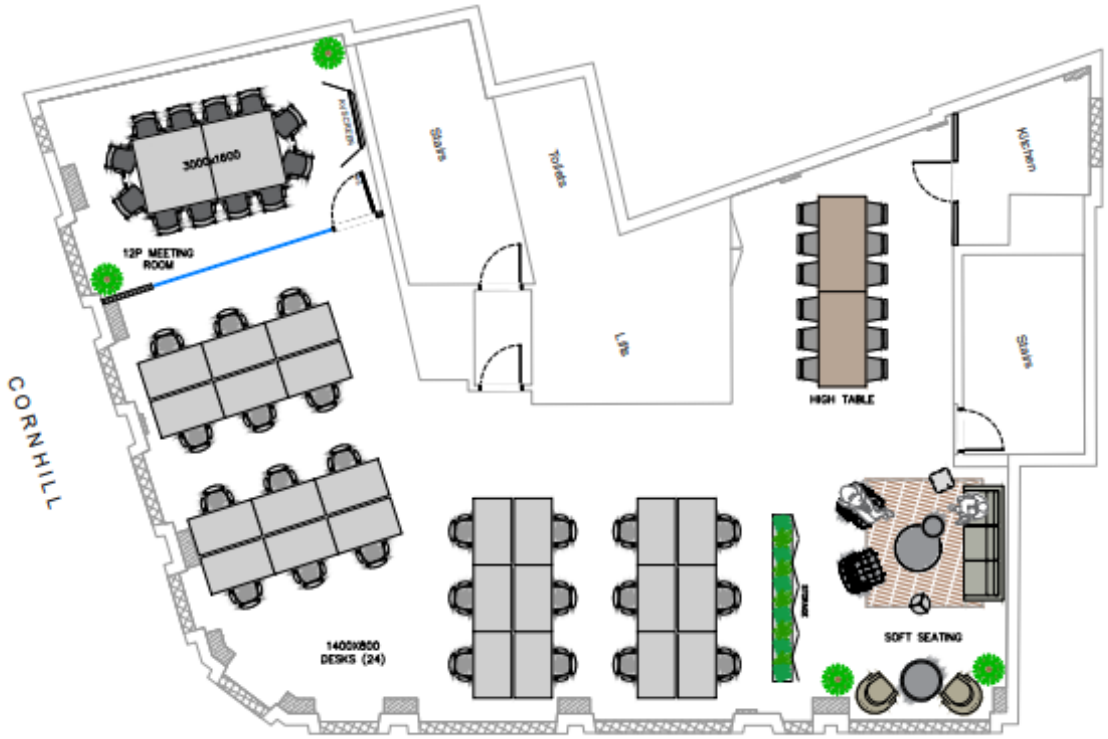
Newly fitted out, ready-to-occupy workspace overlooking the Royal Exchange, in the heart of the City. A well-presented period building on a prominent corner site. The newly refurbished reception is staffed by a concierge. There is excellent natural light from two sides throughout. The fourth floor is fully fitted and ready to occupy. It provides three open plan working zones, a ten person boardroom and a breakout lounge overlooking Birchin Lane.

AMENITIES

- New ready-to-occupy fit out
- Manned reception
- Showers, bike storage and 24-hour access
- Additional meeting room access at 122 Wigmore Street
- Excellent natural light throughout
- 10 person boardroom







TERMS

Flexible by arrangement

SUMMARY

Available Size	2,019 sq ft
Price	From £85 per sq ft
Business Rates	Included in desk rate
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

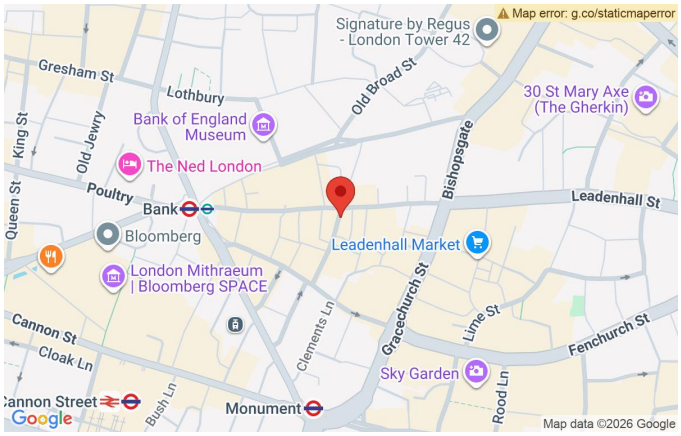
stephen@bureauoffice.co.uk

+44 (0) 7917 841 891

CHARLIE MILLER

Charlie@bureauoffice.co.uk

+44(0)7946 631482



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.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.