
TO LET

33 Cornhill, London EC3V 3ND

Fully Fitted Plug & Play Space

**2,002 Sq Ft
(186 Sq M)**



DESCRIPTION

The building is Grade II Listed and lies within the City of London. The building is four storeys plus basement and a two storey mansard extension with a classical Portland stone façade and corner aspect.

The 3rd floor offers Grade A office space with a high quality CAT B tenant's fit out carried out in May 2020 by the existing occupier. A dedicated secure server room is included within the demise.

- ✓ Fully fitted air conditioned space
- ✓ Views over The Royal Exchange
- ✓ Raised floors
- ✓ Metal tile ceilings with LED lighting
- ✓ Excellent floor to ceiling height
- ✓ Smart reception with two passenger lifts
- ✓ Furniture by separate negotiation
- ✓ Available immediately





ACCOMMODATION

Net Internal Areas	sq ft	sq m
3rd Floor	2,002	186
Total	2,002	186

BUSINESS RATES & SERVICE CHARGE

The current rates payable are £21.47 per sq ft. Service Charge is currently £11.06 per sq ft.

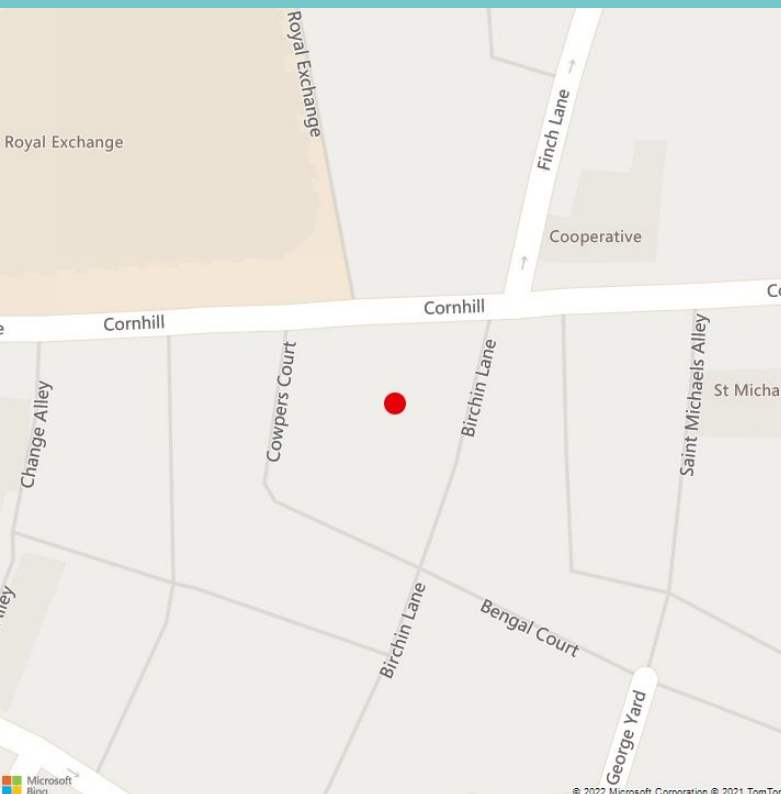
LEASE TERMS

Available by way of assignment until 9th February 2025 at a current passing rent of £59.50 per sq ft.



LOCATION

33 Cornhill is situated in a prime City location on the south side of Cornhill, opposite The Royal Exchange and very close to the Bank of England. Bank, Moorgate, St Pauls and Cannon Street stations are all within close walking distance. There is extensive shopping and restaurant facilities on Cheapside, One New Change and Moorgate.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 25-Nov-2022

Lambert Smith Hampton

Harry Whitaker
07936 035 417
hwhitaker@lsh.co.uk

Craig Hinvest
07938 378 982
chinvest@lsh.co.uk