

CORNHILL LONDON EC3



11,689 SQ FT OF PREMIUM OFFICE SPACE



01 THE BUILDING

08

68 CORNHILL OFFERS AN EXCEPTIONALLY ATTRACTIVE AND EXCITING NEW BUILDING, WITH A STRIKING NEW RECEPTION.

#### DESCRIPTION

The building is arranged over lower ground, ground and five upper floors to provide high quality office accommodation. The new contemporary office space has a remodelled, impressive reception area with light, energised features. The office floors are spacious and bright using innovative finishes.





08

## SPECIFICATION

Newly remodelled reception

New metal tiled suspended ceilings

New ceiling mounted VRF  
air conditioning system

Fully accessible raised floors

Occupancy ratio 1:10 sq m

Fire ratio 1:6 sq m

New LED suspended ceiling lighting

Cycle and shower facilities  
on Lower Ground

Male and female WCs  
on every floor

Disabled WC facilities on the  
ground floor

2 x new 10 person passenger lifts

Basement storage



## LOCAL OCCUPIERS

- 01 Royal Sun & Alliance
- 02 Gallagher Heath
- 03 UBS
- 04 AON
- 05 AMLIN
- 06 Aviva Plc
- 07 Daiwa Securities
- 08 White & Case LLP
- 09 Aviva Investors
- 10 King & Spalding
- 11 Arnold & Porter
- 12 NM Rothschild
- 13 Baker Botts
- 14 Catlin Group
- 15 Talbot Underwriting
- 16 Bank of China
- 17 VTB
- 18 Canada Life

## RESTAURANTS & BARS

- 01 Gaucho City
- 02 Chamberlains
- 03 One Under Lime
- 04 Pacific Oriental
- 05 Vertigo 42
- 06 Rhodes 24
- 07 The Mercer
- 08 Bonds
- 09 Royal Exchange Café
- 10 Sushi Samba
- 11 Jamie's Italian
- 12 The Don
- 13 1 Lombard
- 14 Brasserie Blanc
- 15 The Lamb Tavern
- 16 Ortega
- 17 Jamaica Wine House
- 18 The Folly

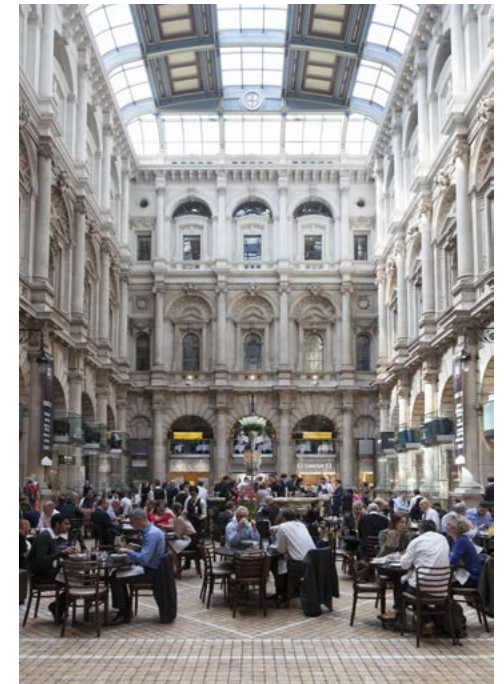
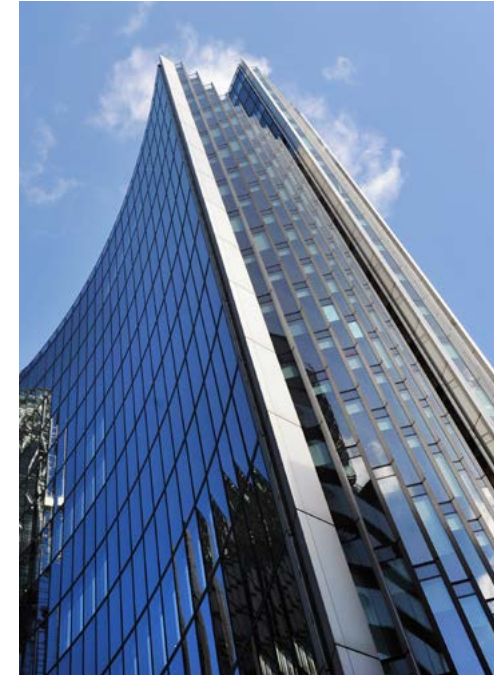
## LOCATION

Both Bank (Central, Circle, District, Northern, Waterloo & City and DLR) and Liverpool Street (Central, Circle, Metropolitan, Hammersmith & City and National Rail) stations are within 10 minutes walking distance, providing excellent connectivity. Connections from Liverpool Street will be dramatically improved with the arrival of Crossrail in 2018.



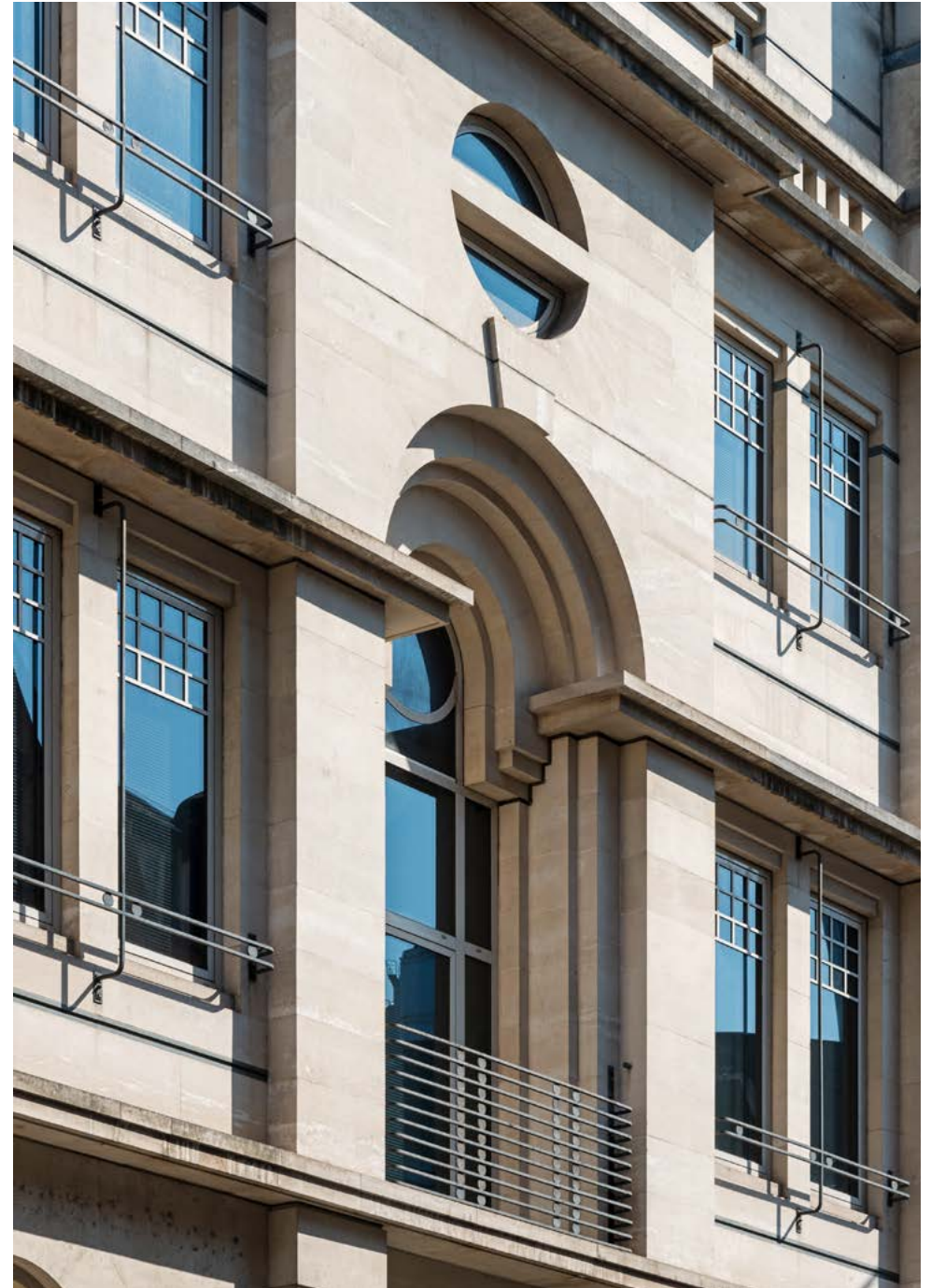
08

68 CORNHILL IS PERFECTLY SITUATED WITH WORLD CLASS SHOPPING AT THE ROYAL EXCHANGE AND CONTEMPORARY CUISINE ON OFFER AT LEADENHALL MARKET, JUST A SHORT WALK AWAY.



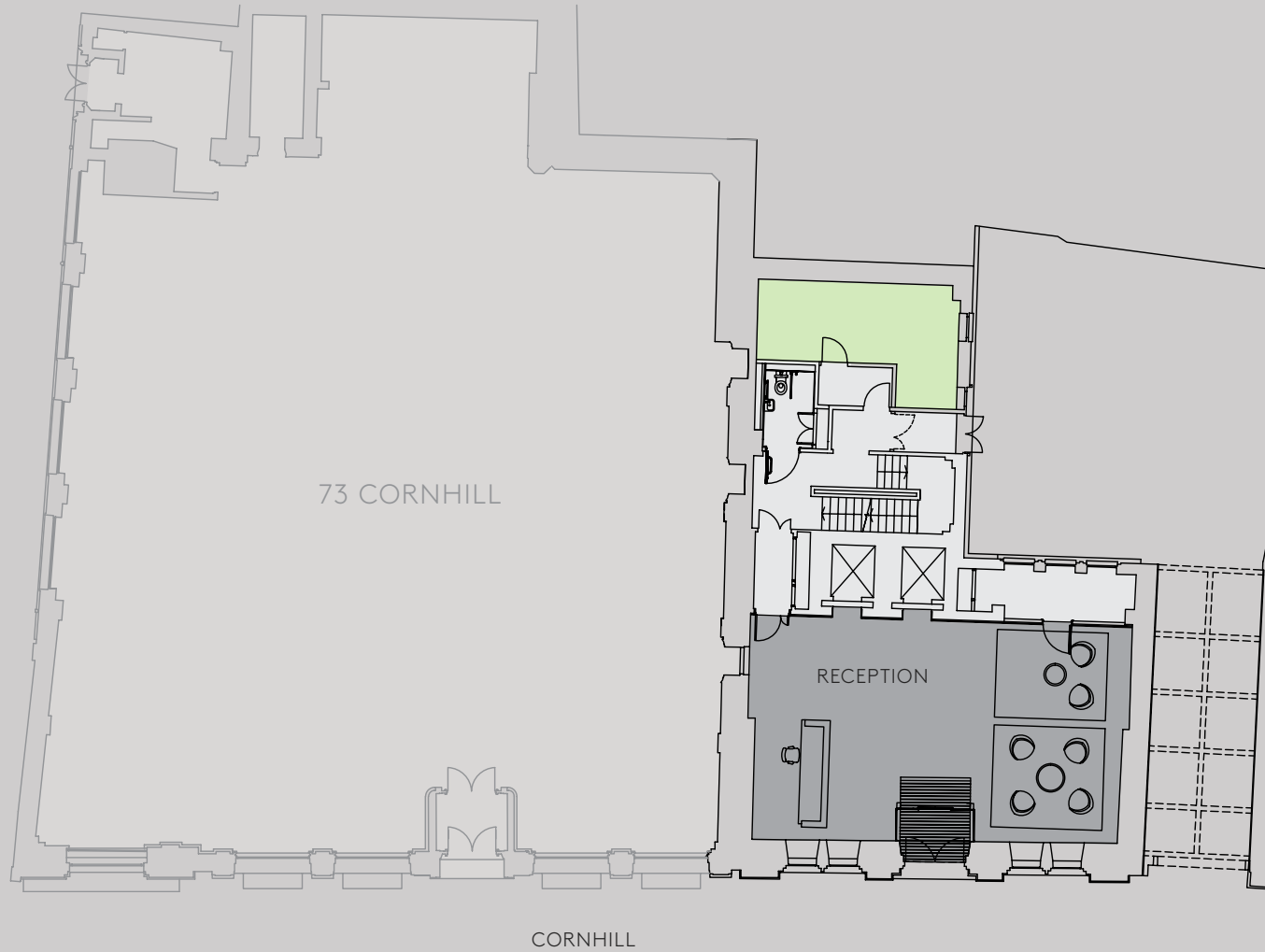
## ACCOMMODATION

| FLOOR        | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| Fourth       |               | LET          |
| Third        | 5,069         | 471          |
| Second       | 5,726         | 532          |
| First        |               | LET          |
| Mezzanine    | 700           | 65           |
| Ground       | 194           | 18           |
| <b>TOTAL</b> | <b>11,689</b> | <b>1,003</b> |



**GROUND**

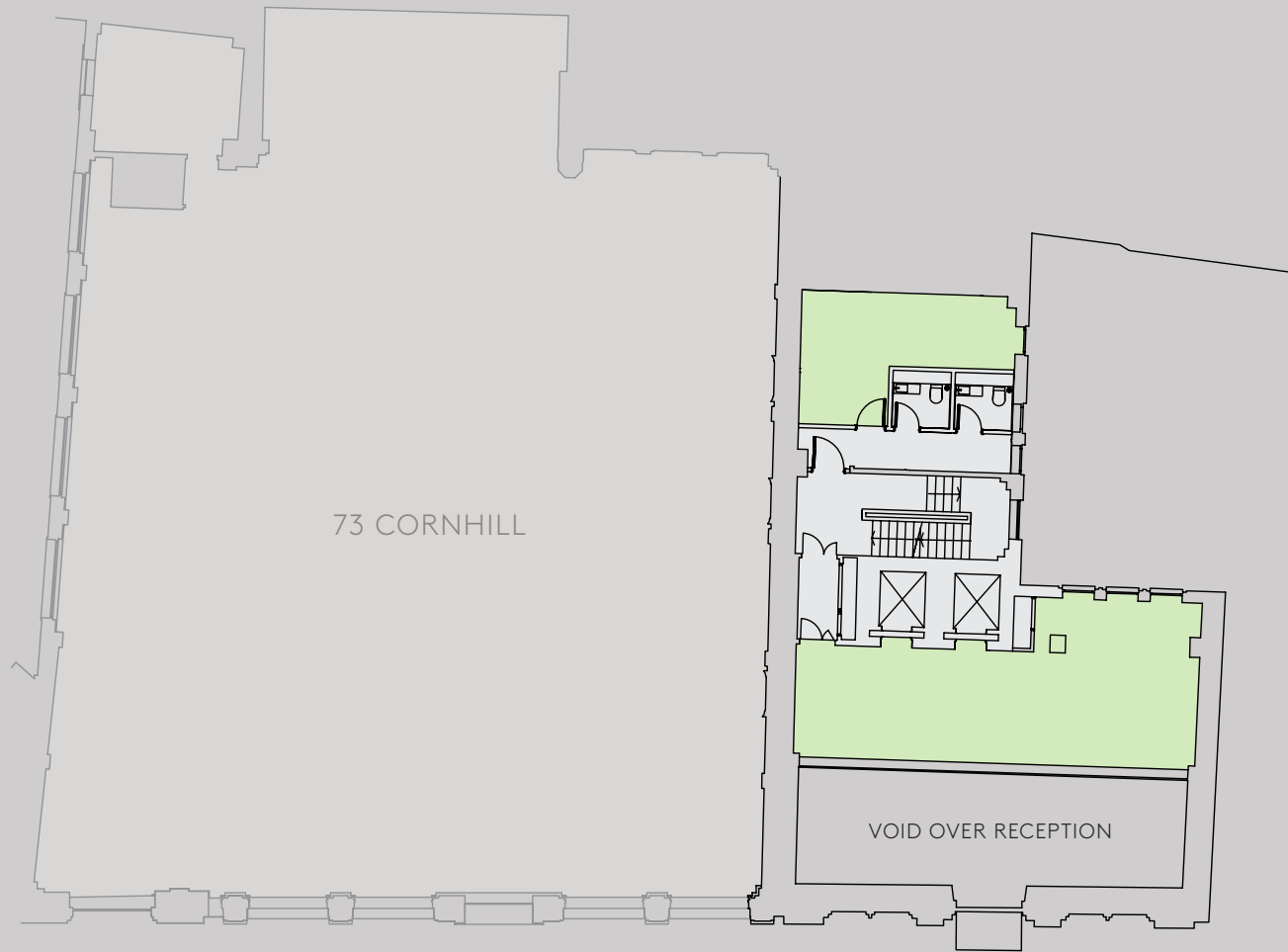
194 SQ FT (18 SQ M)



For indicative purposes only. Not to scale.

**MEZZANINE FLOOR**

700 SQ FT (65 SQ M)



For indicative purposes only. Not to scale.

**SECOND FLOOR**

5,726 SQ FT (532 SQ M)



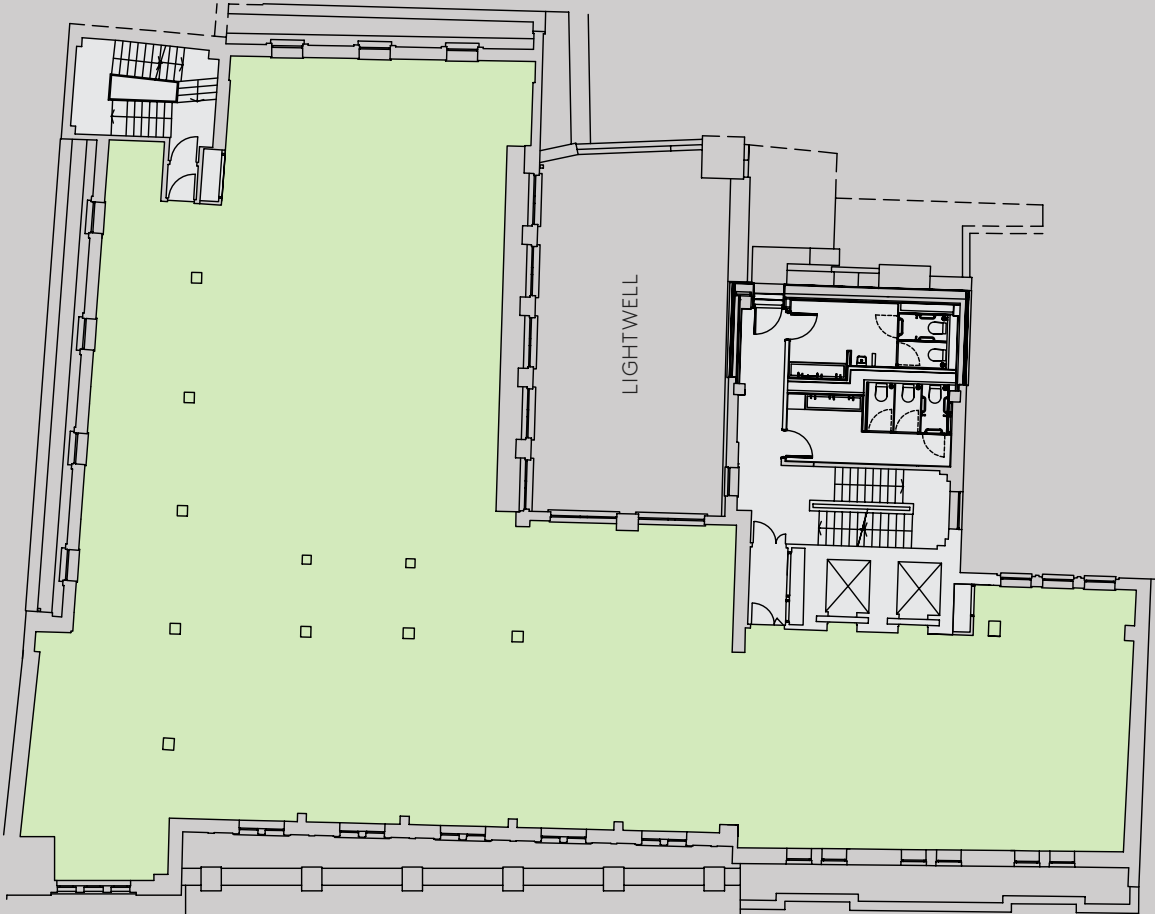
CORNHILL



For indicative purposes only. Not to scale.

**THIRD FLOOR**

5,069 SQ FT (471 SQ M)



For indicative purposes only. Not to scale.

# 68 CORNHILL . LONDON

---

## TERMS

Upon application.

## VIEWING

Strictly through joint lettings agents.

### LISA MORAN

t: 020 3141 6601

e: [lmoran@jamesandrew.co.uk](mailto:lmoran@jamesandrew.co.uk)

### JEREMY GREY

t: 020 3141 6603

e: [jhg@jamesandrew.co.uk](mailto:jhg@jamesandrew.co.uk)

### JACK WELLS

t: 020 7648 6275

e: [jack.wells@bbgreal.com](mailto:jack.wells@bbgreal.com)

### TOM BOGGIS

t: 020 7648 6273

e: [tom.boggis@bbgreal.com](mailto:tom.boggis@bbgreal.com)



#### IMPORTANT NOTICE

JAI give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained here in are used in good faith as an opinion and not by way of statement of fact. April 2015.

Designed and produced by Cre8te - 020 3468 5760 - [www.cre8te.london](http://www.cre8te.london)

