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# 24 CORNHILL EC3

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THIRD FLOOR  
4,810 SQ.FT (446.86 M2)  
FULLY FITTED – OFFICE SPACE TO LET



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**DeVono**



# INTRODUCTION

DeVono is delighted to offer the 3rd floor at 24 Cornhill, EC3. The space provides 4,810 sq.ft of high-quality fitted out office accommodation available by way of an assignment of the existing lease offering a term until 2027.

24 Cornhill is an excellent building located in the heart of the City, designed by Buckley Gray Yeoman Architects. The reception benefits from a double-height floor-to-ceiling void with other striking features.

The accommodation provides the following fully fitted space:

## KEY SPECS

- ✓ 44 x Open plan workstations
- ✓ 4 x Meeting rooms/private offices
- ✓ 2 x Boardrooms
- ✓ Enclosed Kitchen
- ✓ Dedicated Reception
- ✓ Games/breakout room



 24 HR ACCESS	 FEATURE PASSENGER LIFT
 FULLY FITTED	 DOUBLE HEIGHT FEATURE RECEPTION
 MANNED RECEPTION	 FULLY AIR CONDITIONED



## LOCATION

24 Cornhill is located in a prime City location with Bank Underground Station 30 yards away providing access to Waterloo, the West End, and Stratford as well as King's Cross and Southbank.

Additionally, located opposite, is the Royal Exchange Shopping Centre with its restaurants, supermarkets and array of upmarket stores. There is a generous offering of bars & restaurants in the locale, including the Forge, Fortum's bar and the various bars and restaurants offered by the Ned.

## TERMS

The 3rd floor is available by way of an Assignment of the existing lease which expires in 2027.

Passing Rent	£55.00 per SQ.FT
Business Rates	£18.95 per SQ.FT
Service Charge	£8.60* per SQ.FT

\*Exclusive of Utilities and Insurance

## EPC

Rating: TBC



**MISREPRESENTATION ACT**  
These details are for general guidance only and are not intended to form an offer or part of an offer. All 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

## FLOOR PLANS\*

THIRD FLOOR 4,810 SQ.FT (446.86 M2)



\*Floor plan not to scale

# CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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