



UNION BUILDING

78 CORNHILL, LONDON, EC3

Contemporary office space offering CAT
A and fitted suites from 1,838 sq ft



Cutting-edge work space

Union Building has been re-imagined to offer cutting-edge work space. The accommodation and common parts have been extensively refurbished whilst original features and ceiling heights have been restored. With an exciting mix of contemporary exposed services and period features, a stylish new reception and best in class end-of-trip facilities, delivering energy efficient offices in the heart of the City.



RECEPTION



EXTERIOR



EXTERIOR



CHANGING ROOM & SHOWERS



ON-FLOOR WC

Specification



New VRF Air-conditioning



Fibre connectivity



LED Lighting



2x Passenger lifts



Exposed services



23 Cycle racks – 4 showers, plus on-floor showers – 50 lockers



Raised flooring



EPC – 'B38'



Ceiling heights: 2.70m-4.09m



Commissionaire/reception



Open plan Cat A to fully fitted office suites available



The fully fitted 2nd floor is available from January 2024



Floor Areas

Floor	sq ft	sq m	Status
5	1,843	171.2	CAT A
2	2,024	188.0	CAT B
1	2,077	193.0	CAT A
LG	1,838	170.8	CAT A
Total	7,782	723	



LOWER GROUND CAT A



1ST FLOOR CAT A



DEMISED AND COMMUNAL SHOWERS

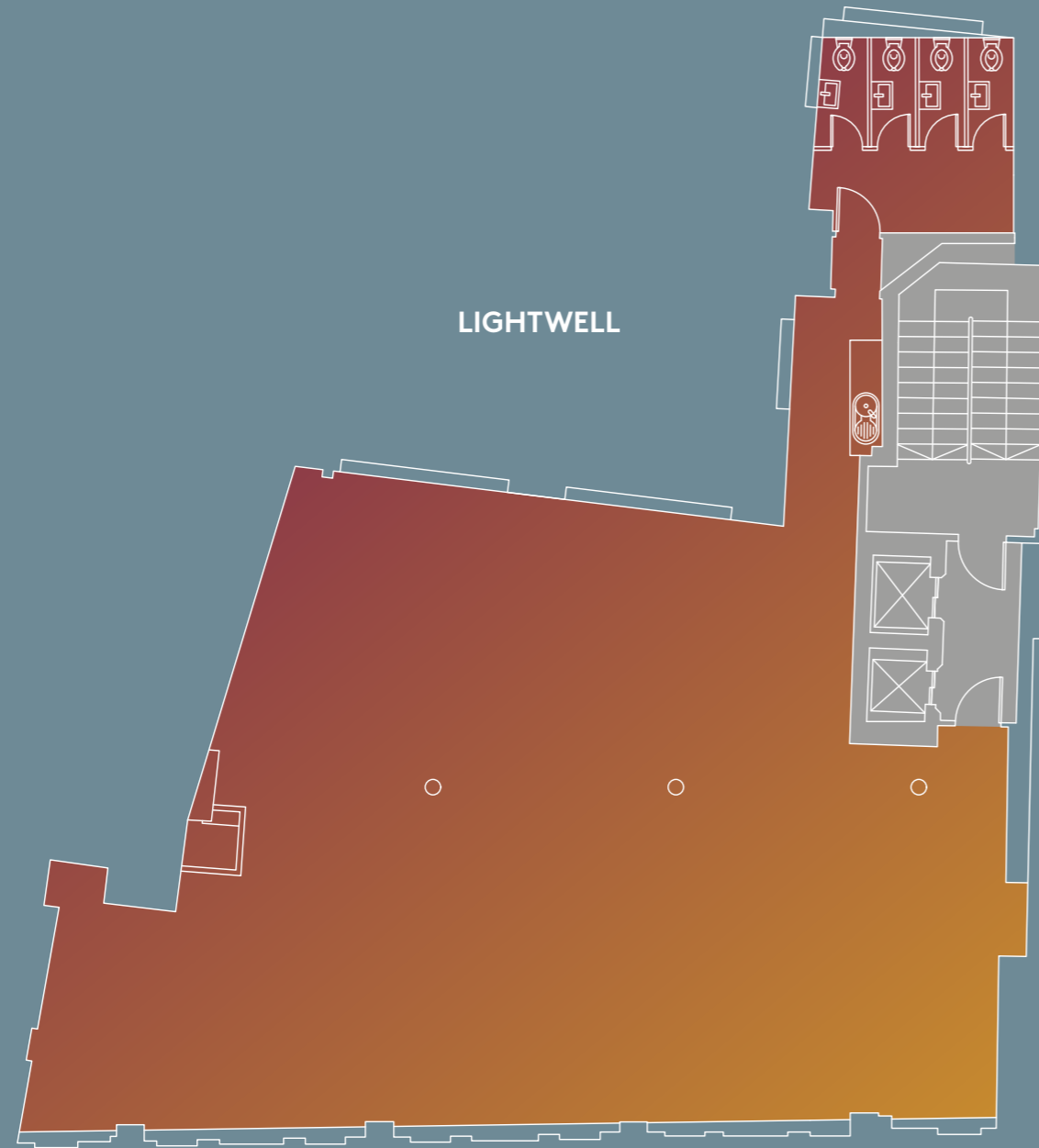


LOWER GROUND FLOOR



5th Floor Plan

1,843 sq ft / 171.2 sq m



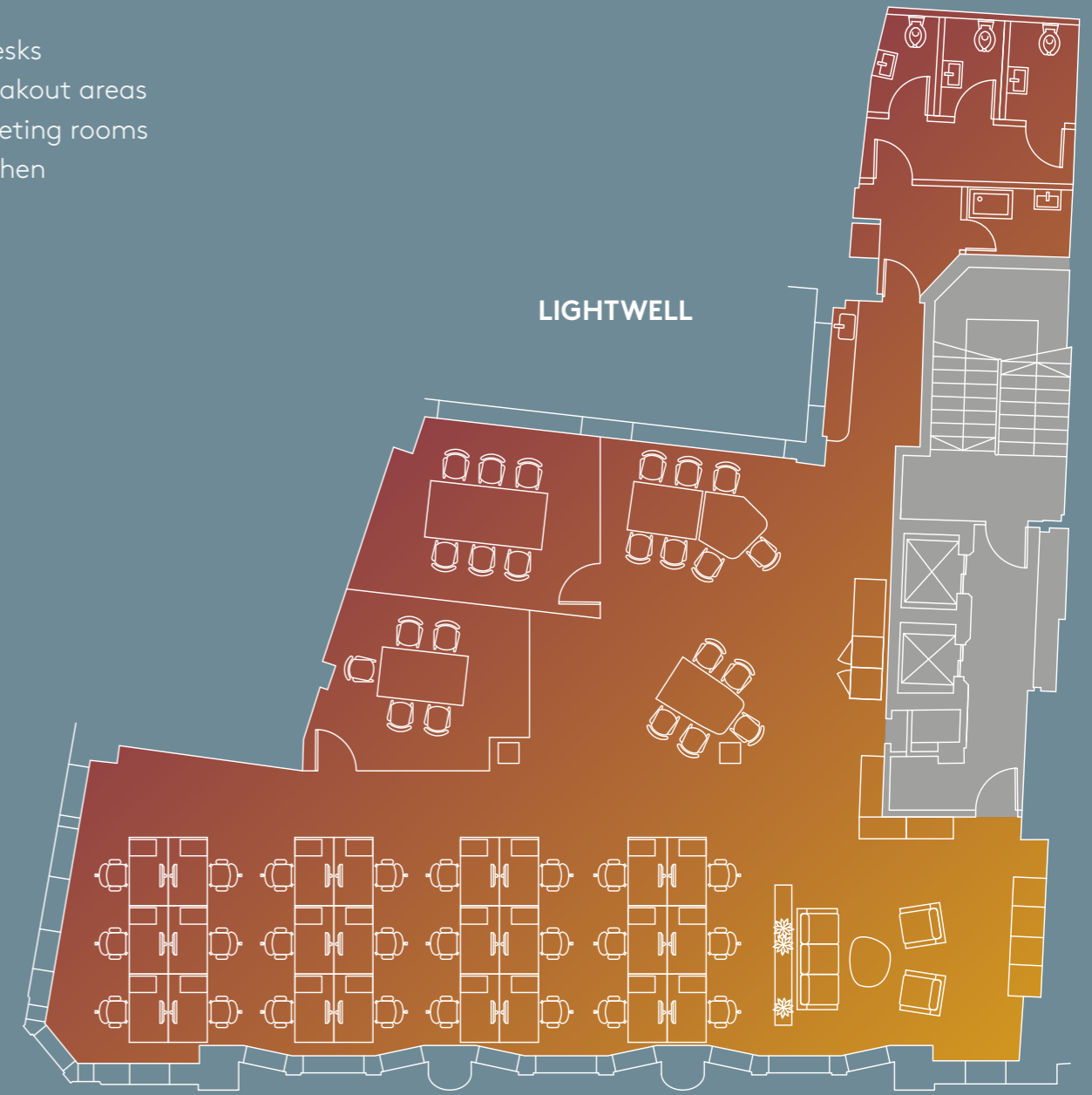
LIGHTWELL

CORNHILL

2nd Floor CAT B Fit Out

2,024 sq ft / 188.0 sq m

- 24 x desks
- 3 x breakout areas
- 2 x meeting rooms
- 1 x kitchen



LIGHTWELL

CORNHILL

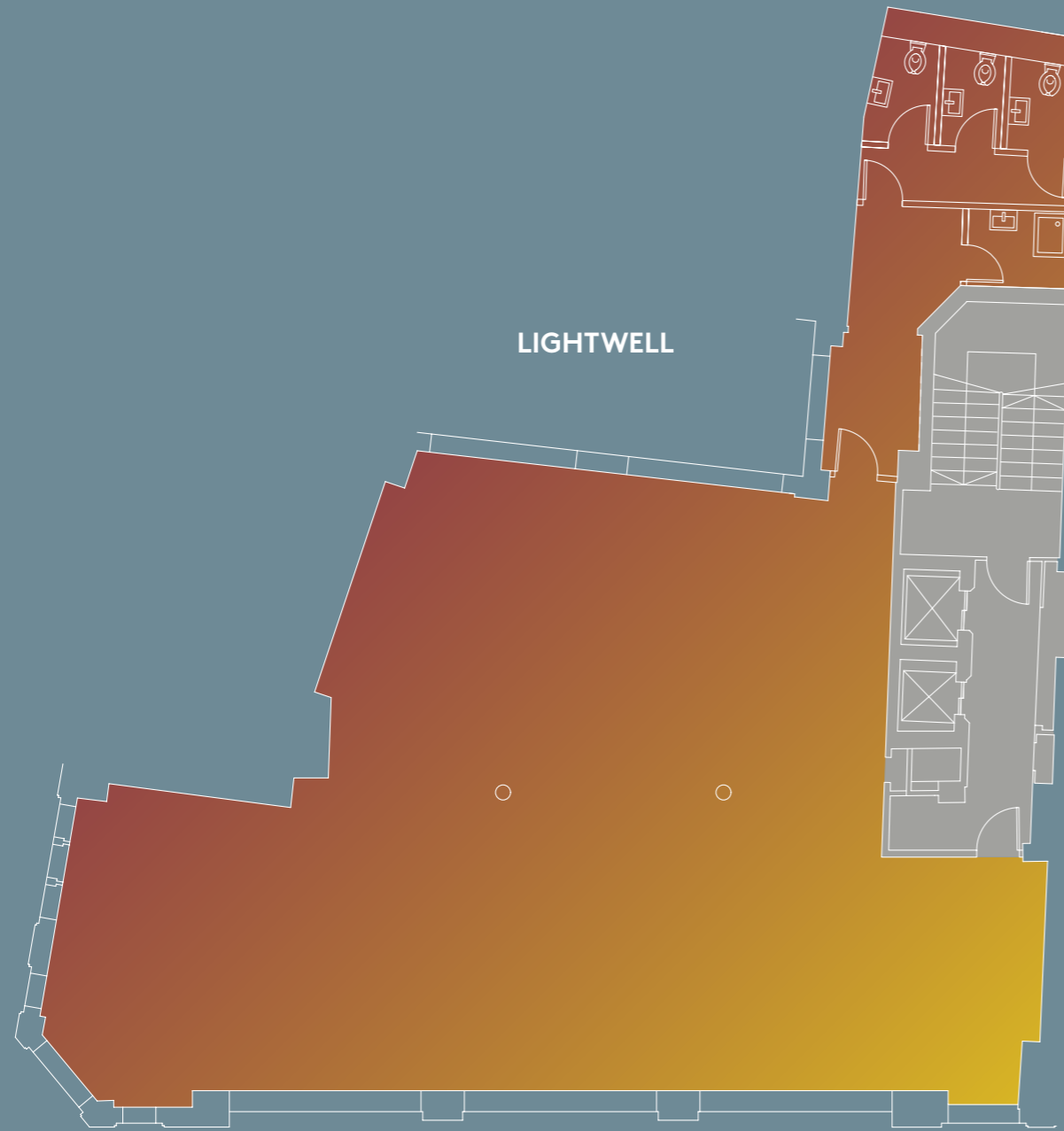


CAT B CGI



1st Floor Plan

2,077 sq ft / 193.0 sq m

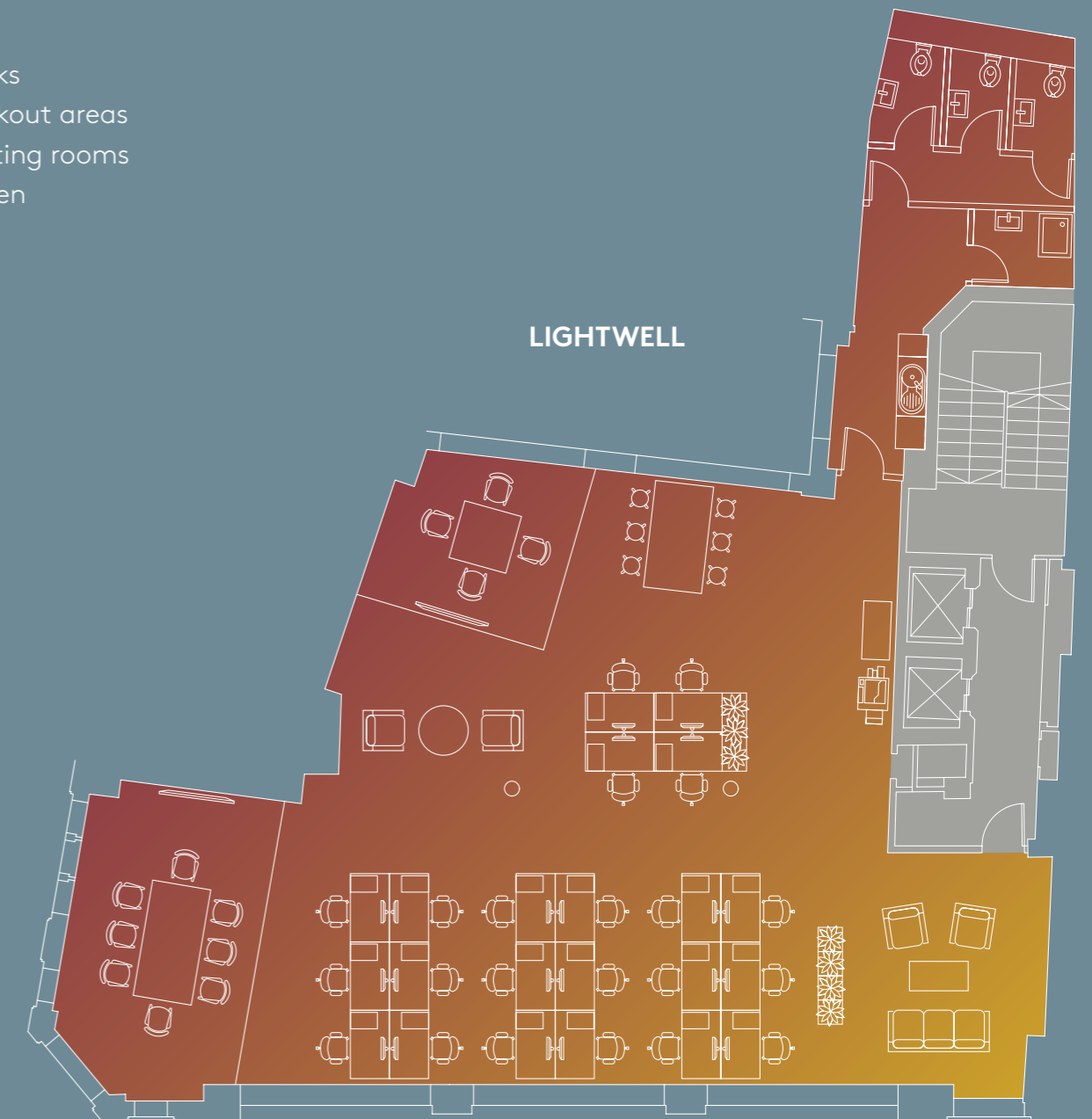


CORNHILL

1st Floor Space Plan

2,077 sq ft / 193.0 sq m

- 22 x desks
- 3 x breakout areas
- 2 x meeting rooms
- 1 x kitchen



CORNHILL



1ST FLOOR



Flexible Lower Ground

The lower ground floor of the building offers 1,838 sq ft of flexible space to suit a range of occupiers. The dynamic space can be fitted out to be a contemporary office or used as medical space, for example treatment rooms, physiotherapy or a dentist. This unique space is a clean slate and ready for occupiers to make their own and thrive.



LOWER GROUND CGI - MEDICAL



LOWER GROUND CGI - OFFICE



LG Space Plan (Office)

1,838 sq ft / 170.8 sq m

◆ Bike storage

- 18 x desks
- 2 x breakout areas
- 1 x kitchenette
- 2 x phone booths
- 2 x focus rooms



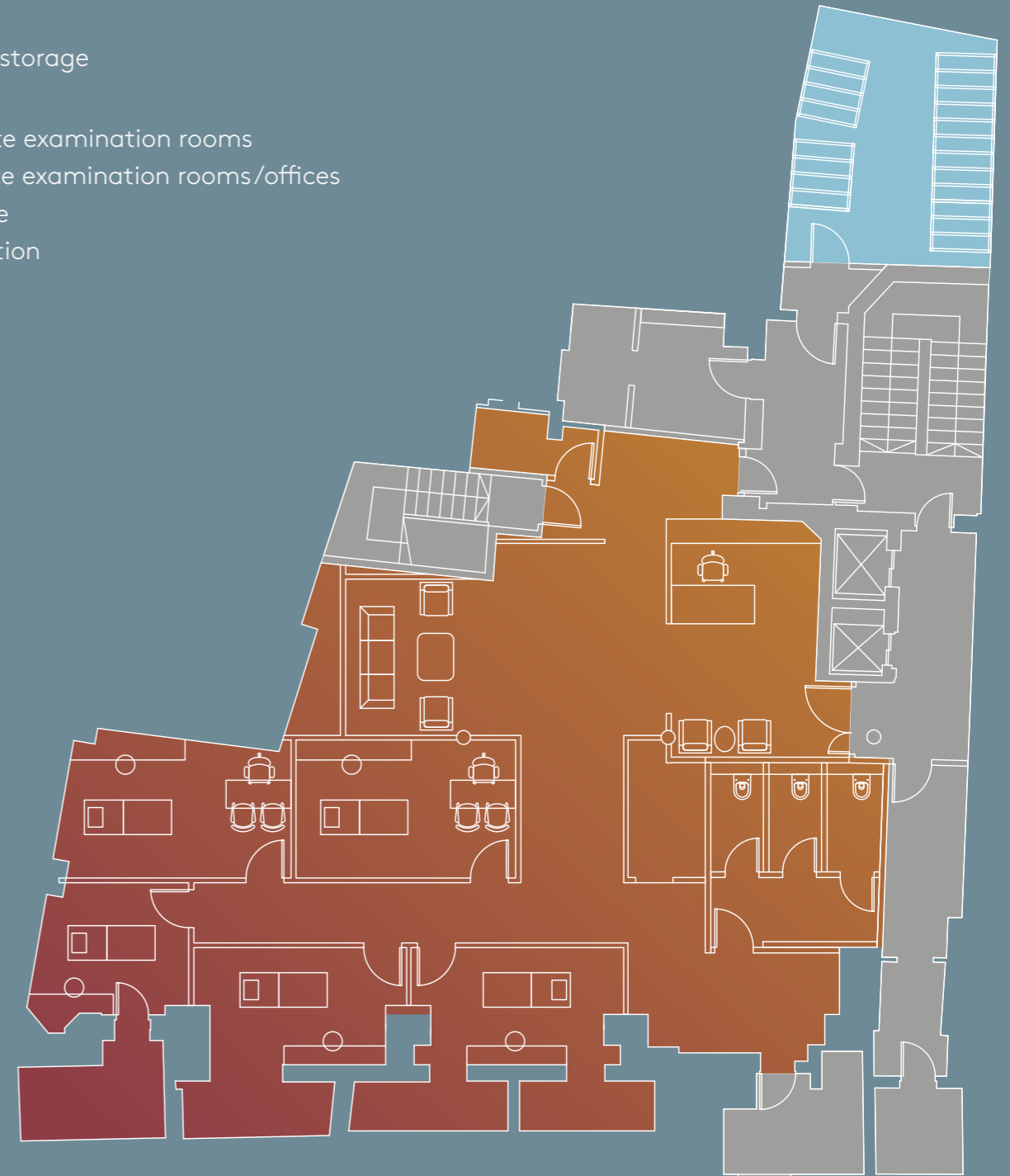
CORNHILL

LG Space Plan (Medical)

1,838 sq ft / 170.8 sq m

◆ Bike storage

- 3 x private examination rooms
- 2 x private examination rooms/offices
- 1 x lounge
- 1 x reception



CORNHILL



Basement Floor Plan

940 sq ft / 87.2 sq m

- ◆ Male changing rooms & showers
- ◆ Female changing rooms & showers



LOWER GROUND BIKE STORAGE



LOCKERS & SHOWERS

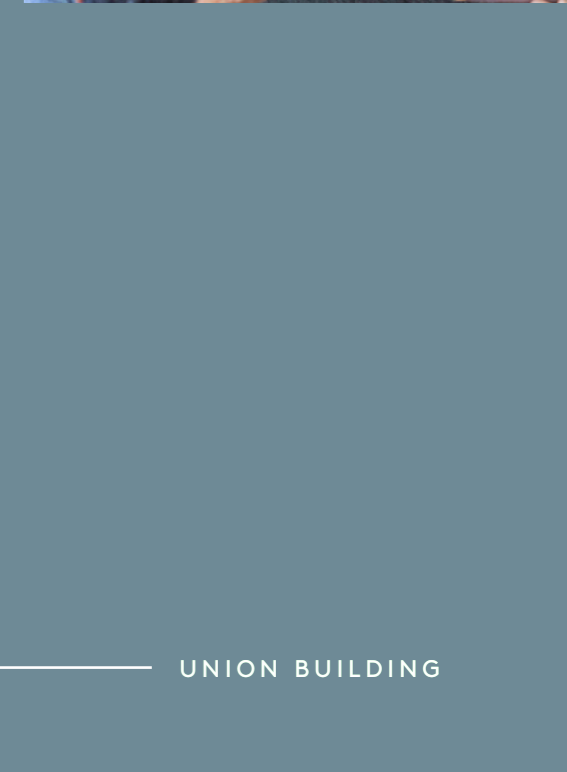


SHOWER FACILITY



At the heart of the City

Union Building is located a stone's throw from Bank station in the heart of the City of London. With an abundance of local amenities, from Michelin starred restaurants to pubs, shops, gyms and cafés, the location is unrivalled. Transport connectivity is excellent with access to numerous underground and mainline stations under a 5 minutes' walk away and the newly opened Elizabeth Line at Liverpool Street providing access to the West End, Heathrow and beyond.





MOORGATE
10 MINS WALK



LIVERPOOL STREET
8 MINS WALK



UNION BUILDING



KEU



TORTILLA



NATURAL KITCHEN



DUCK & WAFFLE



THE GABLE



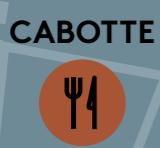
HAWKSMOOR



THE TOKENHOUSE



HAZ



CABOTTE



BLACK SHEEP COFFEE



GOODMAN'S CITY



WHERE'S FRED'S



COYA CITY

LE RELAIS DE VENISE
L'ENTRECÔTE



SIGNATURE BY REGUS



ALCHEMIST



SEARCYS



BRASSERIE BLANC



BURGER & LOBSTER



TWENTY TWO



SWINGERS



CRAFT BEER CO



GRIND



ROYAL EXCHANGE



COCK AND WOOLPACK



BOB BOB RICARD CITY



CARAVAGGIO



THE NED



PUTTSHACK



COQ D'ARGENT



FORGE



SIMMON'S BAR



HONEST BURGERS



GYMBOX



PUREGYM



LEADENHALL MARKET



THE MONIKER



THE GARDEN AT 120



BRIGADIER'S



VINOTECA



CARAVAN

HARRYS BAR & KITCHEN ROOM



THE FOLLY



LOCH FYNE



CANNON STREET
6 MINS WALK



MONUMENT
4 MINS WALK



SKY GARDEN



THE GOBPSY



FENCHURCH STREET
8 MINS WALK



Contact



GRYPHON
PROPERTY PARTNERS

COLIN HARGREAVES
07778 164 159
colin@gryphon.uk.com

JEREMY TRICE
07798 636 599
jeremy@gryphon.uk.com

DIMITRI MELAIS
07940 239 327
dimitri@gryphon.uk.com

ANDREW MCCALLUM
07552 604 743
andrew@gryphon.uk.com



BNP PARIBAS
REAL ESTATE

PHILIP MCKENNA
07774 659 597
philip.mckenna@realestate.bnpparibas

ALASTAIR ROBINSON
07717 504 438
alastair.robinson@realestate.bnpparibas

BEN RAINBOW
07909 487 189
ben.rainbow@realestate.bnpparibas

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