

# CORNHILL HOUSE

59-60 CORNHILL, LONDON, EC3



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Cornhill House is an attractive period property, constructed in the mid 19th century, and is arranged over six floors providing both retail and office accommodation. The 1st floor comprising 492 sq ft will be refurbished and available from February 2021.

## ACCOMMODATION

### FLOOR

4th - LET

1st - Available Feb 2021

### TOTAL

Floor area subject to measurement

### AREA

403 sq ft

492 sq ft

**895 sq ft**

## LOCATION

The building is situated in the heart of the City core on the corner of Cornhill and Gracechurch Street. Bank, Monument and Liverpool Street Underground and Mainline stations are all within a short walk. The building is situated close to the Leadenhall Market and The Royal Exchange which provide retail and restaurant facilities. Lloyd's of London is also less than a minute's walk away.

## SPECIFICATION/AMENITIES

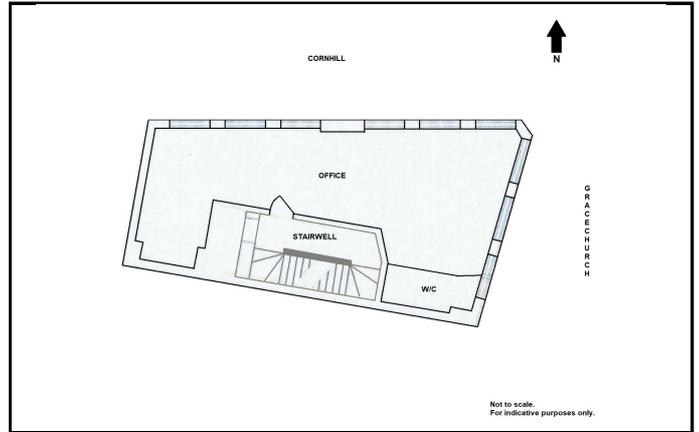
- Due to undergo refurbishment
- Attractive period property
- Air conditioning
- Excellent natural light
- Superb floor to ceiling height
- Demised WC
- 24 hour access and Entry phone
- EPC - TBC

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## TERMS

### LEASE

Flexible by arrangement

### RENT

£47.50 per sq ft

### RATES

£17.44 per sq ft

### SERVICE CHARGE

£12.67 per sq ft

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

[colin.hargreaves@gryphonpropertypartners.com](mailto:colin.hargreaves@gryphonpropertypartners.com)

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. November 2020