RUBIX

36-38 CORNHILL EC3

36-38 CORNHILL EC3

A prominent corner-building, directly opposite The Royal Exchange

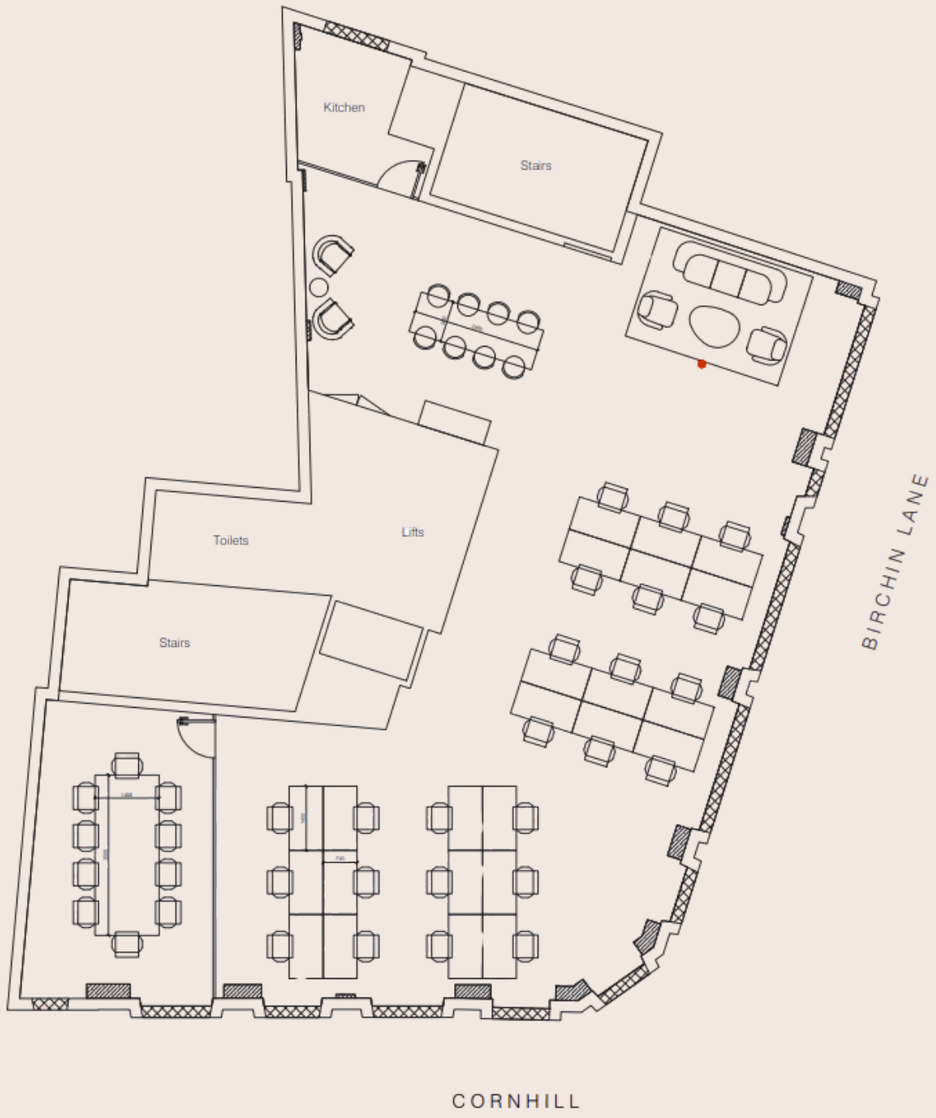
36-38 Cornhill is an ideally located period property with a new reception. The 2nd floor benefits from brand new A/C, a new kitchenette, hot-desking table, a large 10-person boardroom and 24 desks.

AMENITIES

- NEWLY REFURBISHED RECEPTION
- AIR CONDITIONING
- LED LIGHTING
- 24/7 ACCESS
- BIKE & SHOWER FACILITIES
- DDA COMPLIANT
- 24 DESKS
- 2 PASSENGER LIFTS
- NATURAL LIGHT THROUGHOUT

36-38 CORNHILL EC3

FLOOR PLAN



AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	RATES/PSF	S/C PSF	TOTAL/MONTH
2nd	186.36	2,006	£80.00	£19.70	£24.00	£20,678.52

KEY

3 open-plan working zones with 24+ desk capacity

Dedicated kitchen and casual dining space

Breakout lounge area overlooking Birchin Lane

Private toilets and lift access

Meeting room ideal for team discussions and client presentations

Abundant natural light from dual aspect frontage

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

Fully fitted & ready for immediate occupation

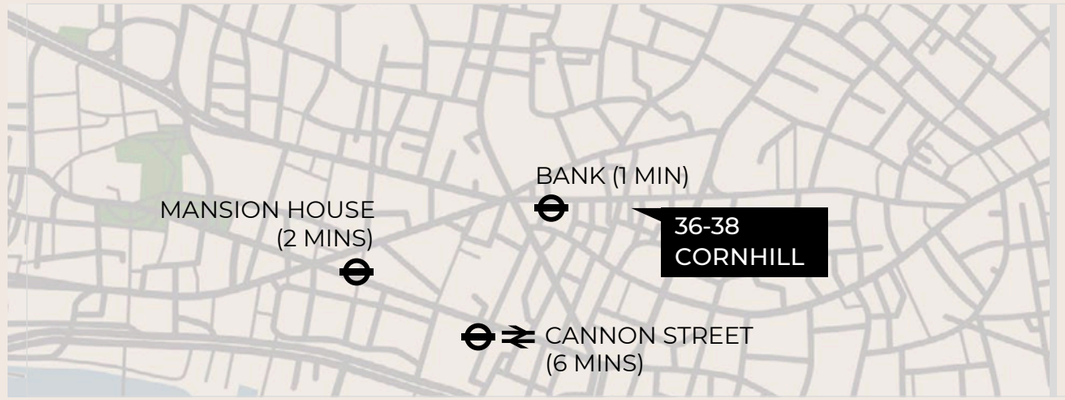
Set in a landmark corner position between Cornhill and Birchin Lane, the second floor at 36 Cornhill presents a turnkey office solution in the heart of the City.

This fully fitted workspace has been designed to offer immediate functionality, with a layout that supports both collaboration and focus. From breakout lounges to formal meeting rooms, every element is designed to meet the needs of modern businesses.

THE CITY

36-38 CORNHILL EC3

LOCATION



1Rebel
Barry's Bootcamp
Third Space City
PureGym
Gymbox Bank

Forge
Hispania
Lucky Cat
Oeno House
The Ned
Brigadiers

The Royal Exchange
One New Change
Leadenhall Market
Cheapside
Bank Station Arcade
Threadneedle Street

TALK TO US

Viewing is strictly by prior appointment with Rubix.

Jaimie Ferreira
E: jaimie@rubix.london
M: +44(0)7841522239

Chris Commins
E: chris@rubix.london
M: +44(0)7904 131 351

Disclaimer - Rubix Real Estate Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of face but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rubix Real Estate Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.