

RUBIX

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 2<sup>nd</sup> 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



24 DESKS

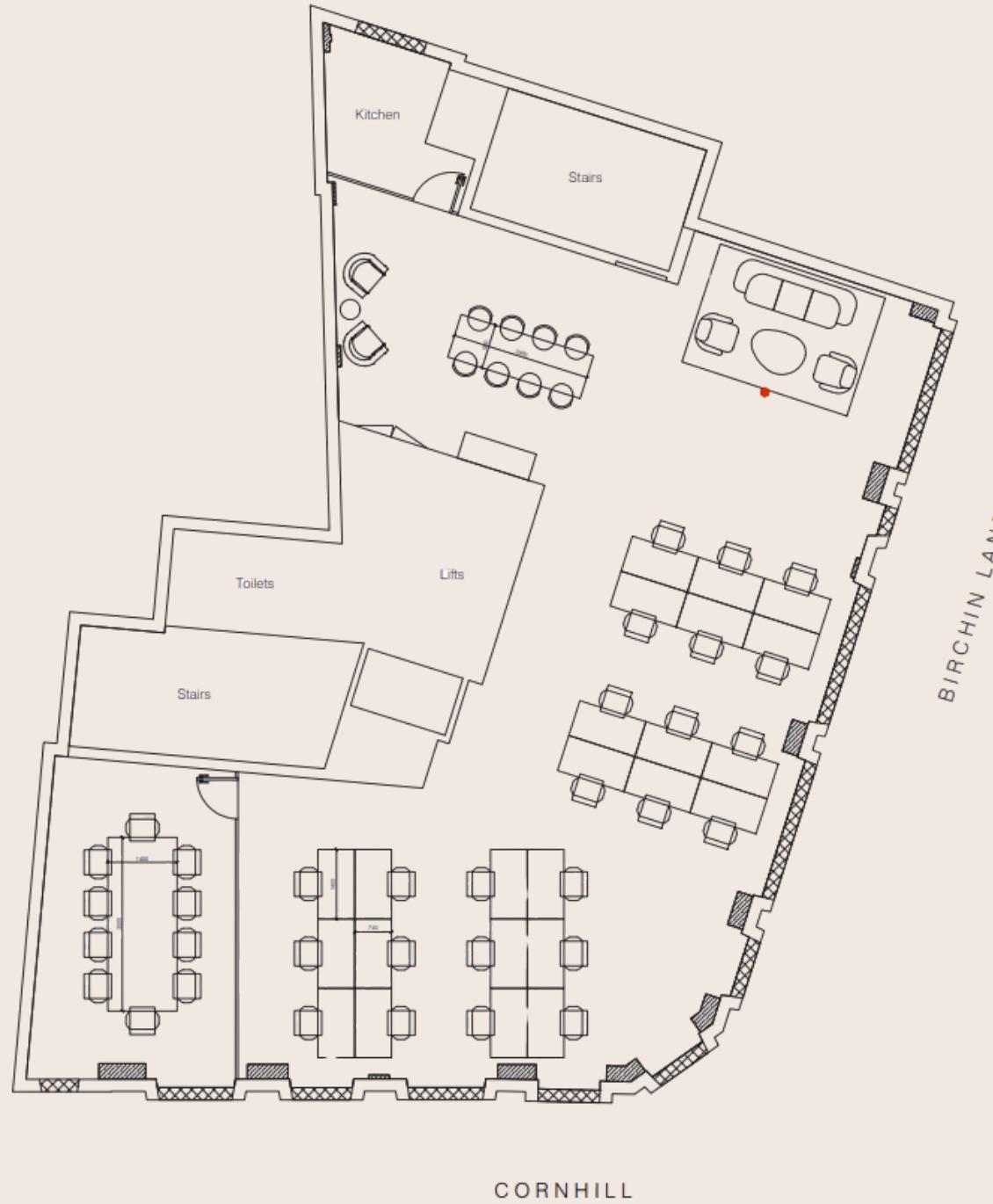


2 PASSENGER LIFTS



NATURAL LIGHT THROUGHOUT

# 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 Birch 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

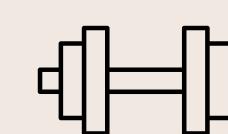
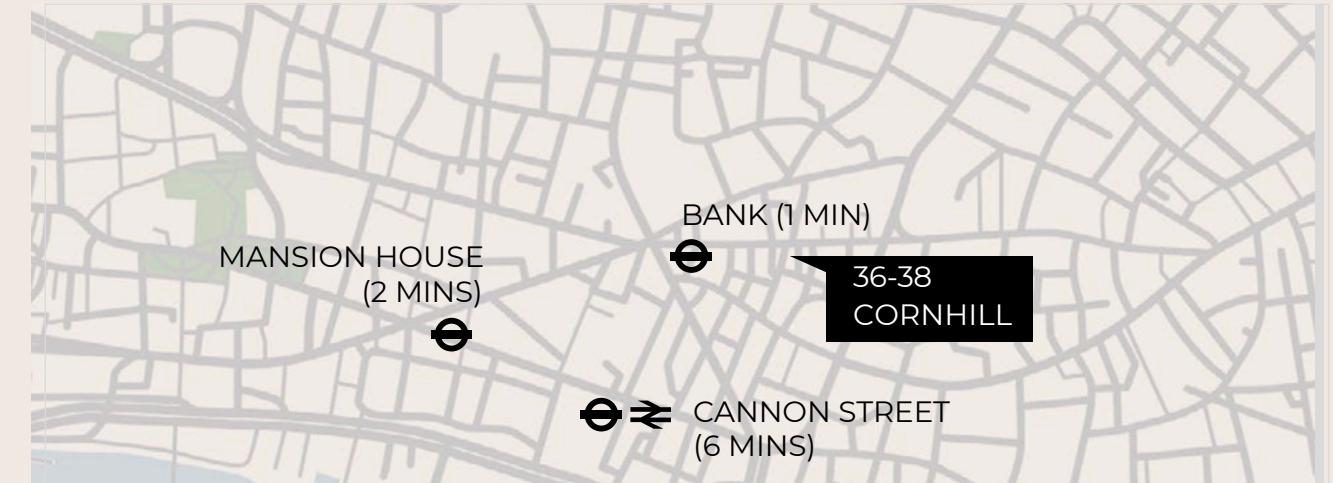
Set in a landmark corner position between Cornhill and Birch Lane, the second floor at 36 Cornhill presents a turnkey office solution in the heart of the City.

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.

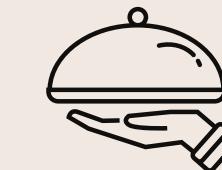
# THE CITY



# 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.

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