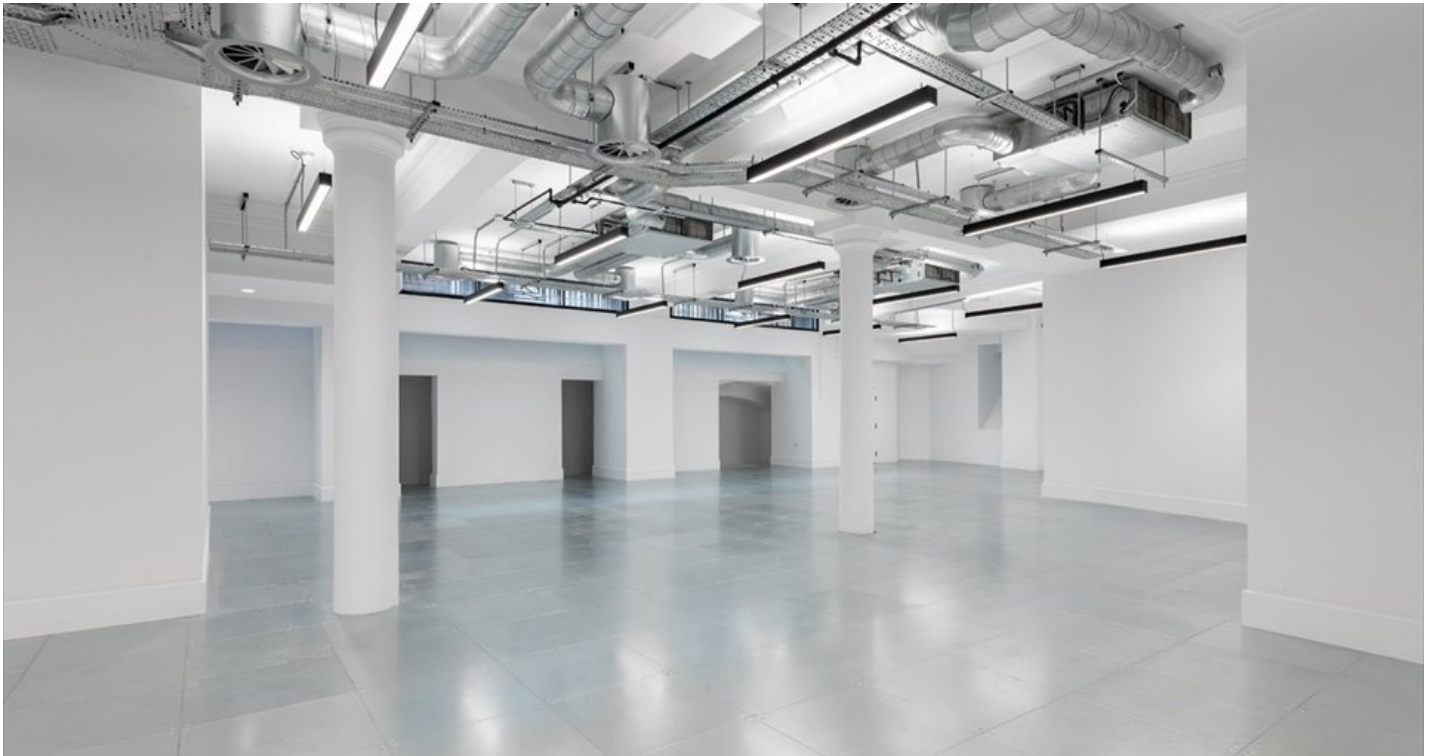


# UNION BUILDING - LOWER GROUND

78 CORNHILL, LONDON,



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Union Building has been re-imagined to offer cutting-edge work space. The lower ground floor and common parts have been extensively refurbished whilst original features and ceiling heights have been restored. There is a stylish new reception and best in class end-of-trip facilities. The lower ground floor provides bright airy space with natural light and good ceiling height.

## ACCOMMODATION

### FLOOR

Lower Ground - Under Offer

### AREA

1,838 sq ft

### TOTAL

Floor area subject to measurement

**1,838 sq ft**

## LOCATION

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 cafes, 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.

## SPECIFICATION/AMENITIES

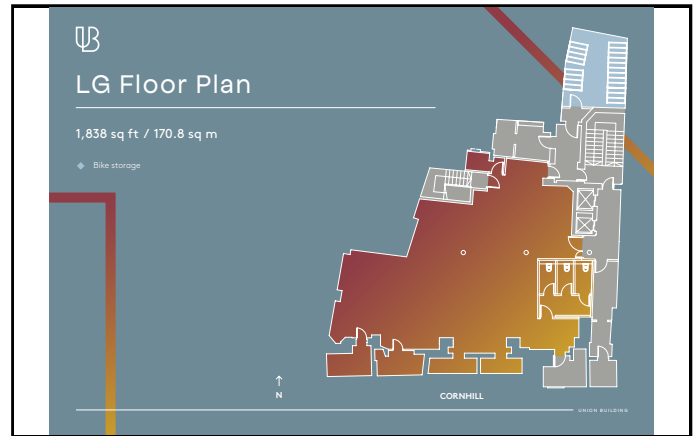
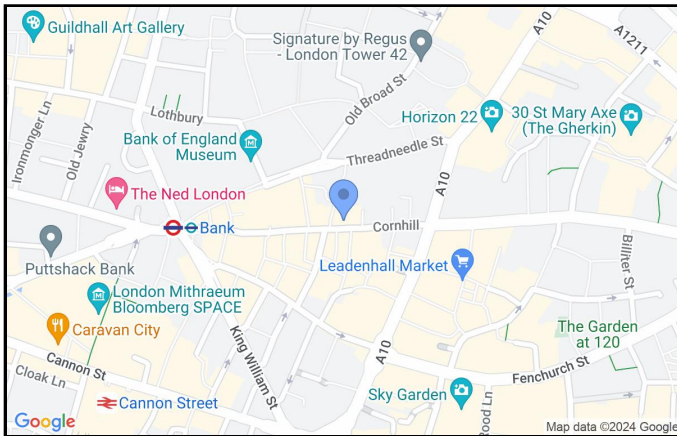
- Extensively refurbished CAT A office space
- NEW Fan-coil air-conditioning
- Exposed services & metal tiled raised floors
- Excellent floor to ceiling height
- Demised WC's
- Newly refurbished manned reception - 24 hour access
- New bike storage, lockers and showers.
- EPC - B (Estimated)

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## TERMS

### LEASE

Flexible by arrangement direct from the Landlord.

### RENT

£40.00 per sq ft (CAT A)

### RATES

£14.00 per sq ft (estimate)

### SERVICE CHARGE

£16.55 per sq ft (2024/25)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### DIMITRI MELAI

0203 440 9800

dimitri@gryphon.uk.com

### ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.com

### JEREMY TRICE

07798 636599

jeremy@gryphon.uk.com

### COLIN HARGREAVES

07778 164159

colin@gryphon.uk.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. June 2024