

# 36-38 Cornhill, Bank London, EC3V 3NG

## Gym Opportunity - Fully Fitted



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### Location

The premises are located just off the established thoroughfare of Cornhill, on Birchin Lane. Cornhill is one of five key routes leading to Bank Station with exceptional footfall and connectivity to a sizable office demographic. The premises are directly opposite The Royal Exchange and nearby occupiers include Louis Vuitton, Laudree, Fortnum & Mason, Honest Burger and Pitcher & Piano.

The following stations are also only a short walk from the premises; Mansion House, Cannon Street, Aldgate East and Monument.

### Description

The premises is set below office accommodation and comprises fully fitted basement space. Trading times are as follows:

Monday to Friday: 6.00am to 20.30pm

Saturday and Sunday: 9.00am to 13.30pm

### Accommodation (GIA)

Description	sq ft	sq m
Basement	2,509	233
<b>Total</b>	<b>2,509</b>	<b>233</b>

The property is arranged over basement space.

### Rent

Available on request

### Tenure

A new full repairing and insuring lease for a term to be agreed.

### Business Rates

Rateable Value: £34,935

Rates Payable: £17,607

We recommend parties make their own enquiries to verify this with The City of London Corporation



### EPC

Available on request

### Legal Costs

Each party to bear its own legal costs in connection with this transaction.

### Further Information

Viewing strictly by appointment only through sole agents Levy Real Estate

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# Your Space, Queensway London, W2

## 28,000 sq ft Mixed Use Short Term Opportunity



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### Floor Plans

Not to scale, indicative only

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