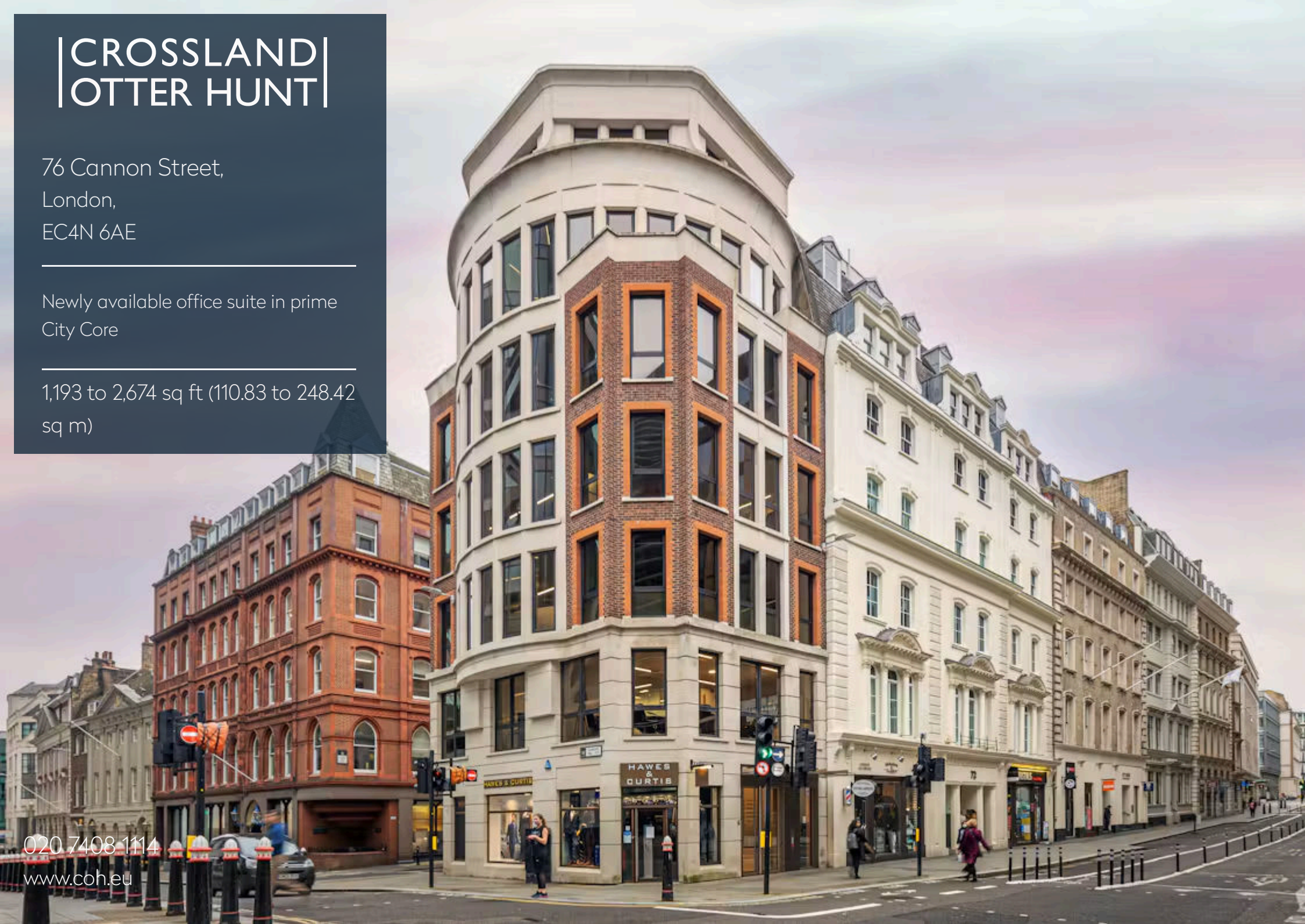
CROSSLAND
OTTER HUNT

76 Cannon Street,
London,
EC4N 6AE

Newly available office suite in prime City Core

1,193 to 2,674 sq ft (110.83 to 248.42 sq m)



020 7408 1114
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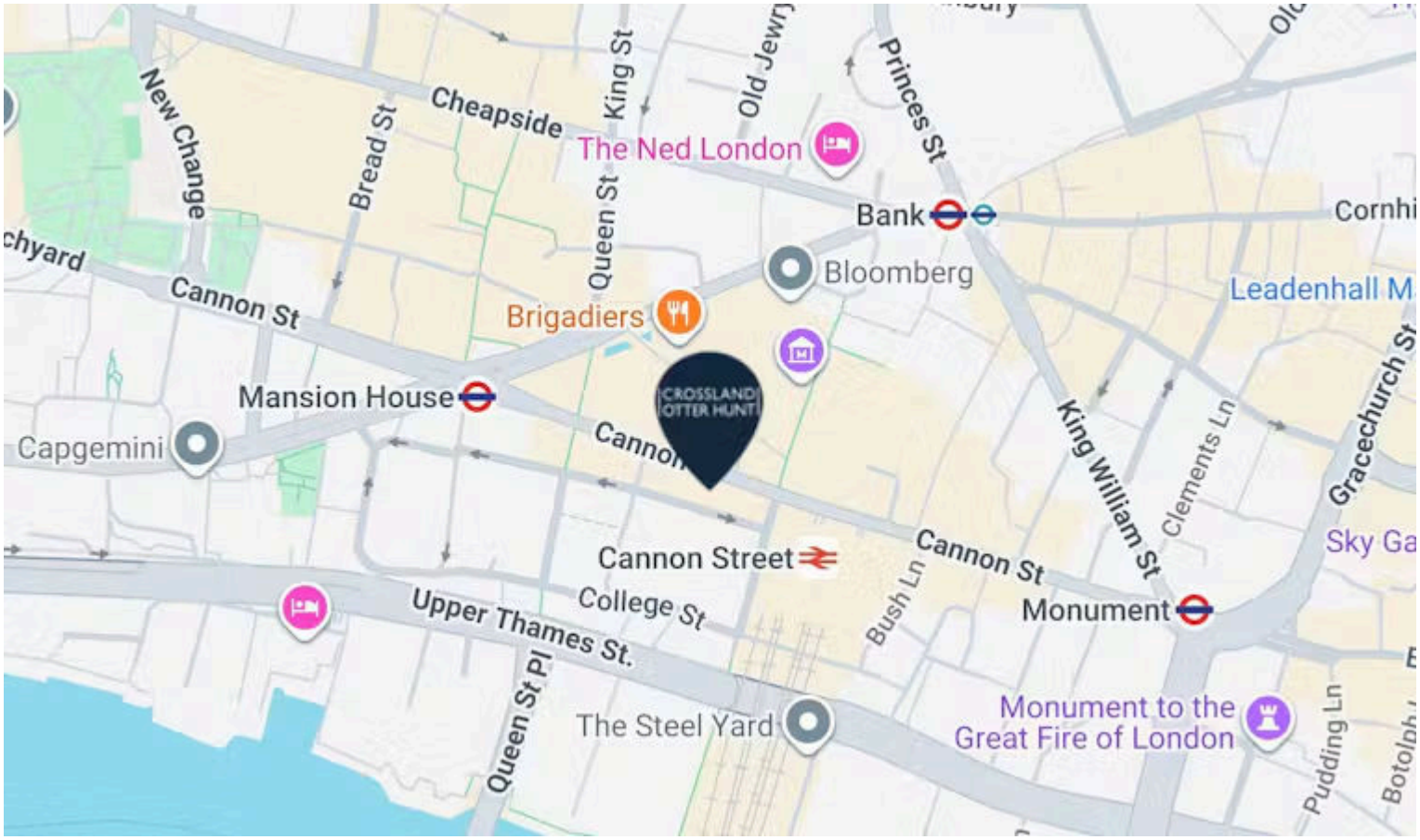
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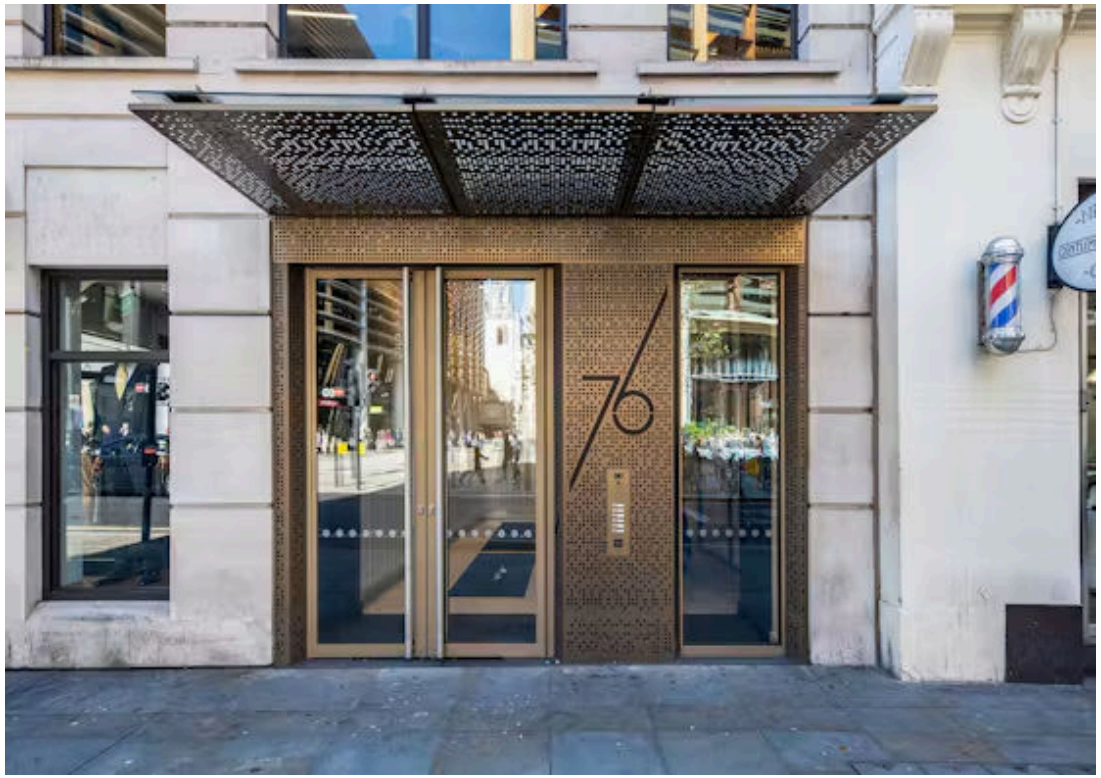


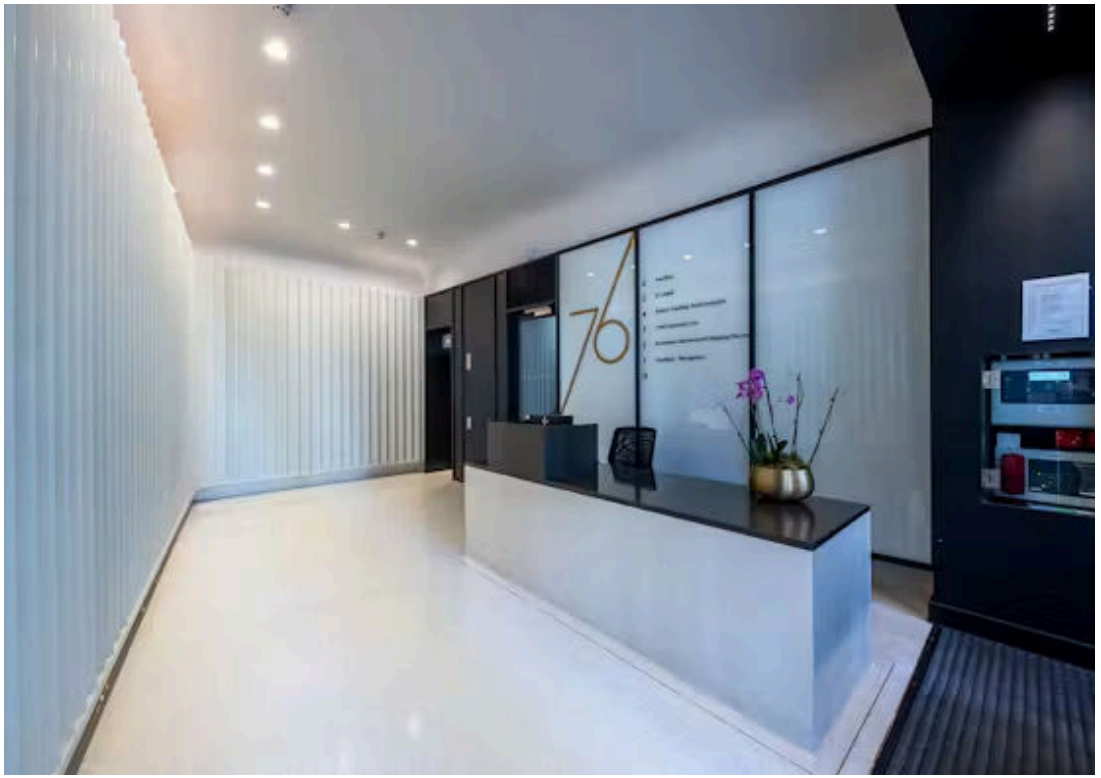
Nearest Stations

- Cannon Street (0.1 Miles)
- Mansion House (0.1 Miles)
- Bank (0.2 Miles)

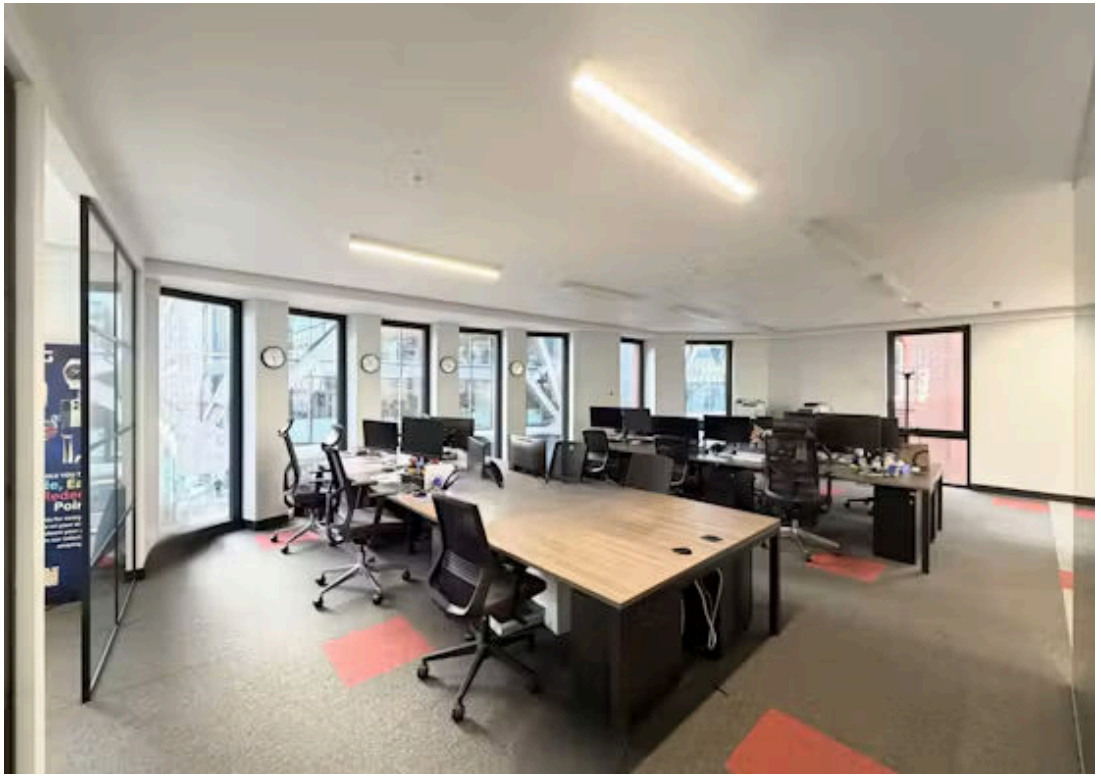
A modern office building in the heart of the City of London, offering newly refurbished workspace, excellent natural light, and outstanding connectivity opposite Cannon Street Station. Positioned moments from Bank and Mansion House, it provides premium amenities and a prime business address within London's financial core.

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76


76





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London,
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- Manned reception
- Automatic passenger lifts
- A/C
- Communal Roof Terrace
- Shower & Bike Storage
- Excellent natural light
- Overlooking Cannon Street Station

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3rd_floor_plan



AREA PLAN

76 CANNON STREET

LONDON, EC4

Third Floor

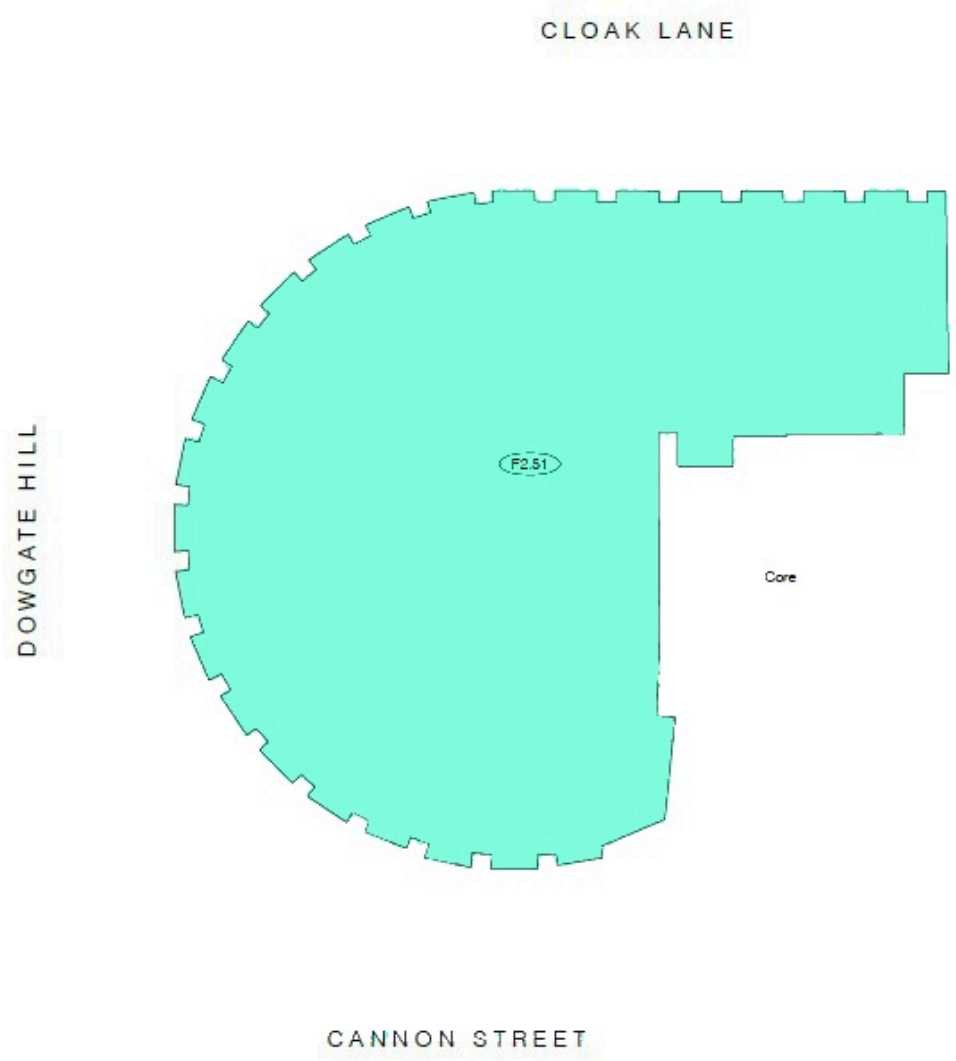
Net Internal Area

	OFFICE	137.6 sq m	1481 sq ft
TOTAL NIA:		**137.6 sq m**	**1481 sq ft**

LEGEND

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)

5th_floor_plan



AREA PLAN

76 CANNON STREET

LONDON, EC4

Fifth Floor

Net Internal Area

	OFFICE	110.8 sq m	1193 sq ft
TOTAL NIA:		**110.8 sq m**	**1193 sq ft**

LEGEND

F0.00 FLOOR TO FALSE CEILING HEIGHT (METRES)

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL YEAR	AVAILABILITY
5th	1,193	110.83	£72.50	£30.76	£28.96	£157,738.46	Available
3rd	1,481	137.59	£72.50	£30.76	£28.96	£195,817.82	Available
Total	2,674	248.42	£72.50	£30.76	£28.96	£353,556.28	

CROSSLAND
OTTER HUNT

CONTACT US



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Description

76 Cannon Street features high-quality refurbished office accommodation with bright, efficient floorplates designed for modern occupiers. The building combines contemporary finishes with premium amenities, including a manned reception, cycle storage and showers.

Location

A modern office building in the heart of the City of London, offering newly refurbished workspace, excellent natural light, and outstanding connectivity opposite Cannon Street Station. Positioned moments from Bank and Mansion House, it provides premium amenities and a prime business address within London's financial core.

Viewings

Strictly through the sole agents, Crossland Otter Hunt.

Terms

Available by way of a new lease direct from the landlord.

EPC

C

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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