

# City of London, EC3V

## 2 Royal Exchange Buildings

Class E Opportunity



### Location

The subject premises occupy a prominent position opposite **The Royal Exchange**, between Threadneedle Street and Cornhill, in close proximity to **Bank** underground station.

Located immediately adjacent to **Xupes** and **City Roy**, other nearby occupiers include **Louis Vuitton**, **Mont Blanc**, **Fortnum & Mason**, **Hermes** and **Equinox**.

### Demise

The unit is arranged over the ground floor with potential for further ancillary space within the basement, comprising the following approximate net internal floor area:

<b>Ground Floor</b>	<b>646 sq ft</b>	<b>60.01 sq m</b>
---------------------	------------------	-------------------

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

Upon application

### Rates

<b>Rateable Value</b>	To be re-assessed
<b>Rates Payable</b>	To be re-assessed

Interested parties are advised to make their own enquiries through the City of London on 020 7606 3030.

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

**forge**

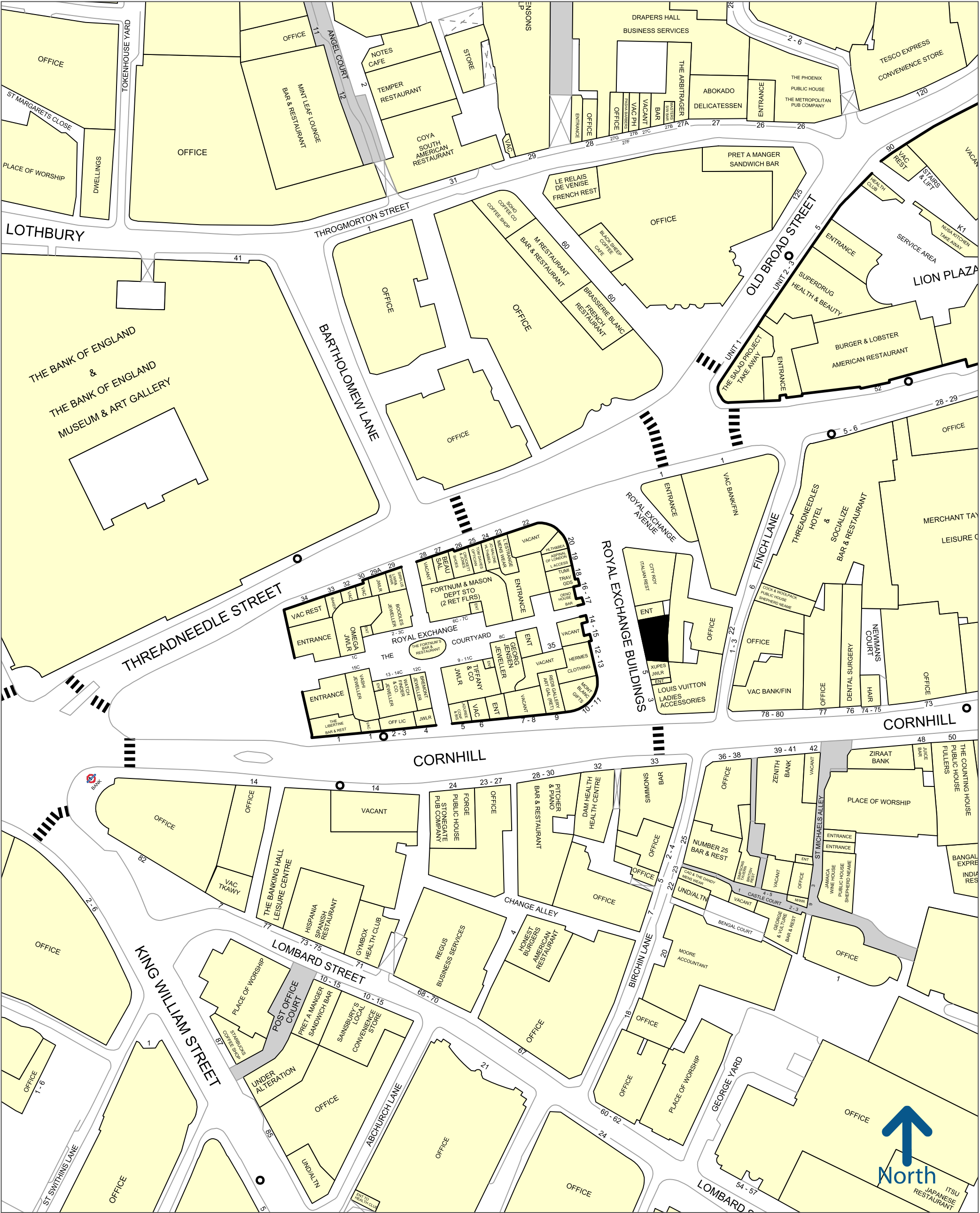
020 7190 9801  
forge-cp.com

Adam Robinson  
020 7190 9803  
07980 576 245  
adam@forge-cp.com

Liam Jones  
020 7190 9804  
07990 335 016  
liam@forge-cp.com

Or alternatively our  
joint agent Kristian Kendall  
at Stephen Kane & Co on  
020 7224 0101





50 metres

Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Experian Goad Plan Created: 07/09/2023  
Created By: Forge



Misrepresentation Act - Forge act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Forge has any authority to make or give any representation or warranty in relation to this property.

Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Forge are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.