

18 ST. SWITHIN'S LANE  
LONDON EC4N 8AD

5,747 - 5,747 SQ FT



## DESCRIPTION

18 St Swithin's Lane occupies a highly visible and prominent position on the corner of Cannon Street with the entrance being discreetly positioned on St. Swithin's Lane.

The 1st floor benefits from impressive ceiling heights and has been fully fitted with design by Minifie Architects to provide; 12 person boardroom, 8 person meeting room, 6 person meeting room, 3 x 2 person call rooms, 2 x call pods, 50 workstations, kitchen, multiple collaboration/breakout spaces and welcome area.

## LOCATION

The building is located immediately opposite Cannon Street Station (District, Circle and mainline rail network) and Bank Station is only 100 metres away Northern, Central, Waterloo & City, Circle, District and DLR lines).

Occupiers have an abundance of restaurants, cafes and bars to choose from with Bloomberg Arcade, The Ned and The Royal Exchange all in close proximity not to mention our own ground floor retail offerings, Joe & The Juice and Crosstown.



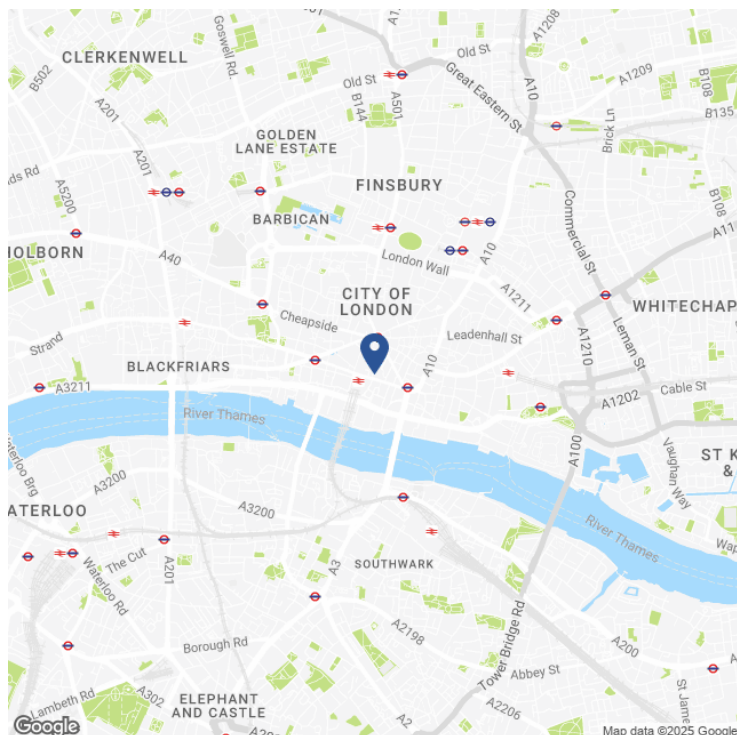


## SPECIFICATION

- Fully fitted 'plug & play' offices
- 12 person boardroom, 8 person meeting room, 6 person meeting room, 3 x 2 person call rooms, 2 x call pods, 50 workstations, kitchen, multiple collaboration/breakout spaces and welcome area
- Mix of sit/stand desks and fixed desks
- Impressive floor to ceiling height
- Exposed services
- Air conditioning
- Accessible raised floor
- Preinstalled fibre
- Large reception with commissionaire
- 3 x 10 person passenger lifts
- Cycle, shower and storage facilities

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
1ST	5,747	534
TOTAL	5,747	534



## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the Landlord.
<b>Guide Rent:</b>	£79.50 per sq ft
<b>Rates Estimate:</b>	£20.46 per sq ft
<b>Service Charge:</b>	£19.52 per sq ft
<b>VAT:</b>	Elected.
<b>EPC:</b>	B

## CONTACT

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## FURTHER INFORMATION

