

18 ST. SWITHIN'S LANE  
LONDON EC4N 8AD

5,617 - 5,617 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 3rd floor will be fully fitted with design by Minifie Architects to provide; 10-12 person boardroom, 8 person meeting room, 2 x 2 person meeting rooms, 3 x call rooms, 52 workstations, kitchen, 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 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.

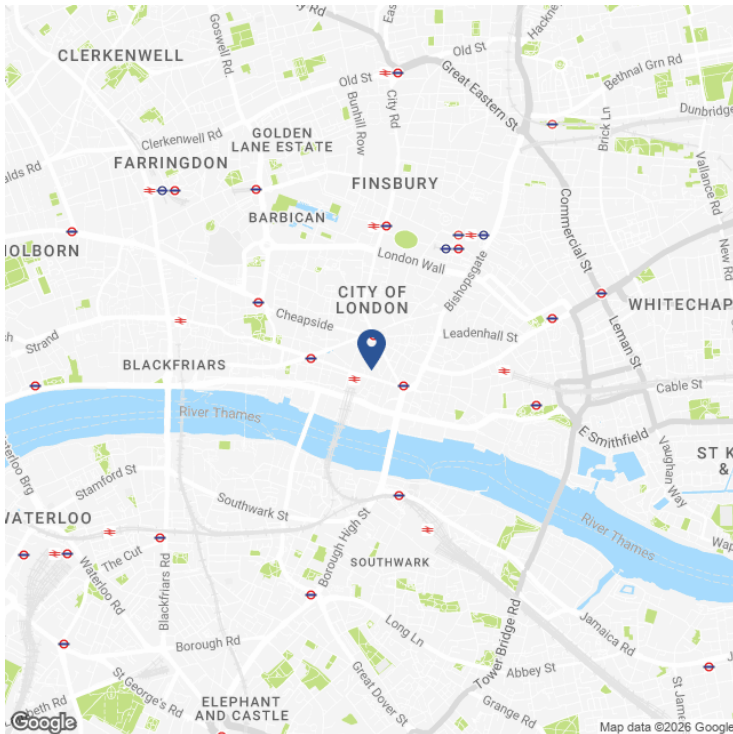


## SPECIFICATION

- Fully fitted 'plug & play' offices
- 10-12 person boardroom, 8 person meeting room, 2 x 2 person meeting rooms, 3 x call rooms, 52 workstations, kitchen, collaboration/breakout spaces and welcome area
- Mix of sit/stand desks and fixed desks
- Exposed services
- Air conditioning
- Large reception with commissionaire
- 3 x 10 person passenger lifts
- Cycle, shower and storage facilities

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD - COMING SOON	5,617	522
<b>TOTAL</b>	<b>5,617</b>	<b>522</b>



## TENURE

**Guide Rent:** On Application  
**Rates Estimate:** £20.72 per sq ft  
**Service Charge:** £19.25 per sq ft  
**EPC:** B

## CONTACT

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## FURTHER INFORMATION

