

**fisher  
german**

# 13 St Swithin's Lane

Leasehold | Offices

London, EC4N 8AL

843 Sq.ft (78.3 Sq.m)



**To Let** | £47.50 psf pa excl.





## 13 St Swithin's Lane

843 Sq.ft (78.3 Sq.m)

### Description

The third floor office space extends to 843 sq ft and includes a CAT A+ fit-out, with a meeting room, kitchen and demised WC. Tenants benefit from a shower and bike storage in the basement.

The office benefits from pre-established CAT 6 cabling. The property can be taken in its current condition or can be fully fitted out.

### Location

The property is located on St Swithin's Lane equidistant from Bank and Cannon Street stations. This location is conveniently situated near Bank Junction and the Royal Exchange Shopping Centre, offering a variety of upscale shops and restaurants. A wide selection of bars and pubs are also within easy reach, including popular spots like St Swithin's Wine Bar, The Don, City Social, 14 Hills, The Ned Hotel, and Cecconi's.

## Amenities



Prestigious  
Entrance



Air Con



Suspended  
Ceiling



Basement  
Storage



24/7  
Access



Passenger  
Lift



Kitchen



Shower  
Facilities

## Key information



### Rent

£5,900  
(PCM incl Rates & S/C)



### Rent

£47.50  
(per sq ft pa excl.)



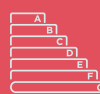
### Service Charge

£21.93  
(per sq ft pa excl.)



### Business Rates

£18.59  
(per sq ft pa (y/e  
April 2026))



### EPC

B

## Further information

### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

### Rent

£47.50 per sq ft pa excl.

### Service Charge

The current on account budget is £21.93 per sq ft pa excl..

### Business Rates

Estimated at £18.59 per sq ft pa for the rating year April 2025 to April 2026.  
All parties are advised to make their own enquiries with the rating authority.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The EPC rating is B.

### VAT

The property is elected to VAT which is therefore payable on rent and service charge.

### Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.

## Accommodation

The approximate Net Internal Areas comprise:

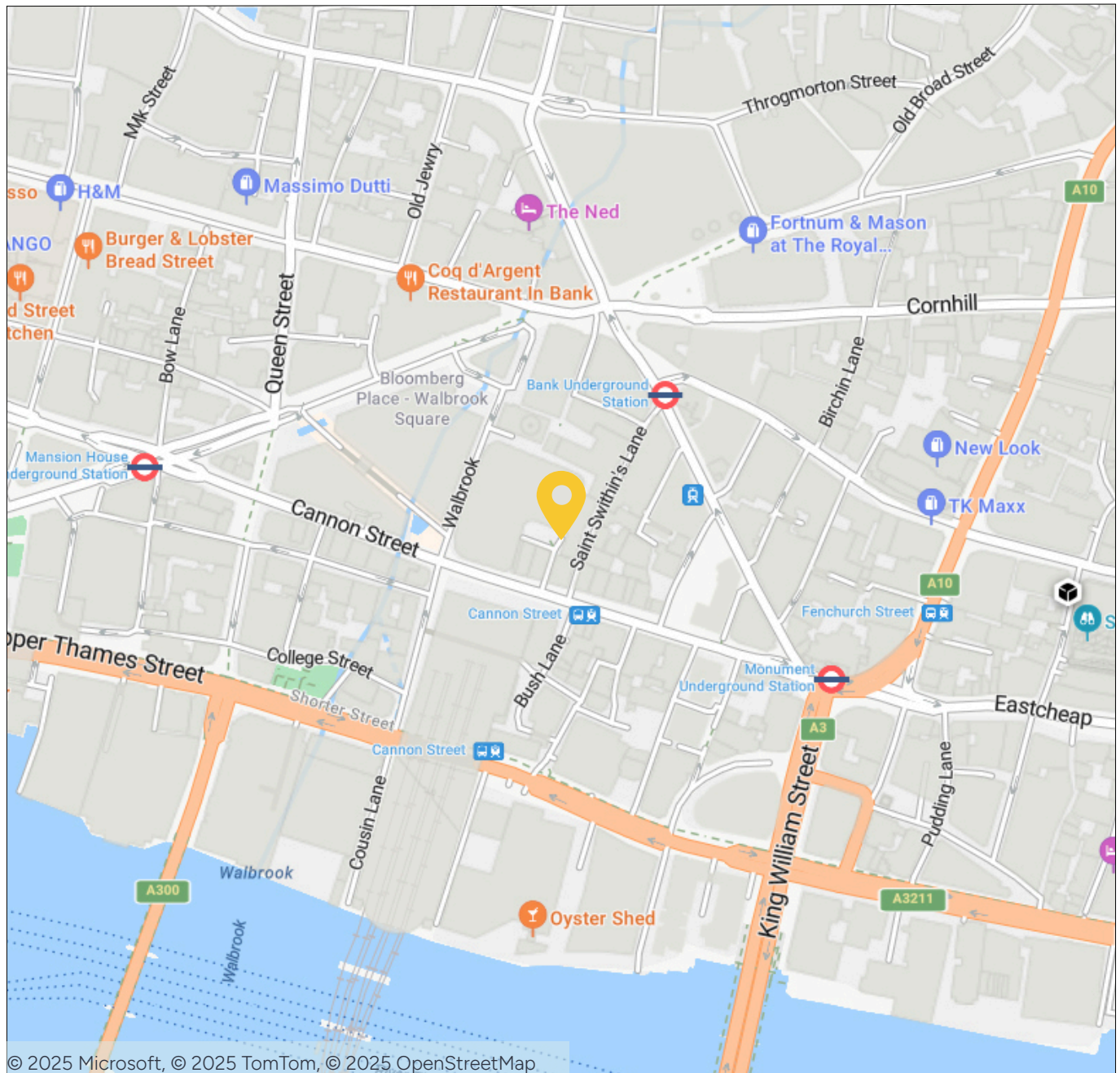
Floor	Sq.ft	Sq.m
Third Floor	843	78.3
Basement	29	2.7
<b>TOTAL</b>	<b>872</b>	<b>81</b>

## Floorplan





## Location Map



### Nearest Station

Cannon Street Network Rail & Underground Station : 2 min walk

Bank Underground Station & DLR Station: 3 min walk

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated October 2025. Photographs dated 2022.



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