

**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 3<sup>rd</sup> floor is available in CAT A+ specification having been refurbished in Q1 of 2026.

The entrance hall is of excellent standard with a prominent tenant's board and 8 person passenger lift serving all floors. The floors benefits from a fitted kitchen and break out area. Tenants also can benefit from storage in the basement.

### 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.

### Key information



#### Rent

£5,900  
(PCM incl Rates & S/C)



#### Rent

£47.50  
(per sq ft pa excl.)



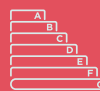
#### Service Charge

£21.93  
(per sq ft pa excl)



#### Business Rates

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



#### EPC

B

### Amenities



Prestigious  
Entrance



Air Con



Suspended  
Ceiling



Basement  
Storage



24/7  
Access



Passenger  
Lift



Kitchen



Shower  
Facilities

## 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.

### Service Charge

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

### Total Estimated Cost PCM (excl VAT)

Third Floor - £6,183

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### 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

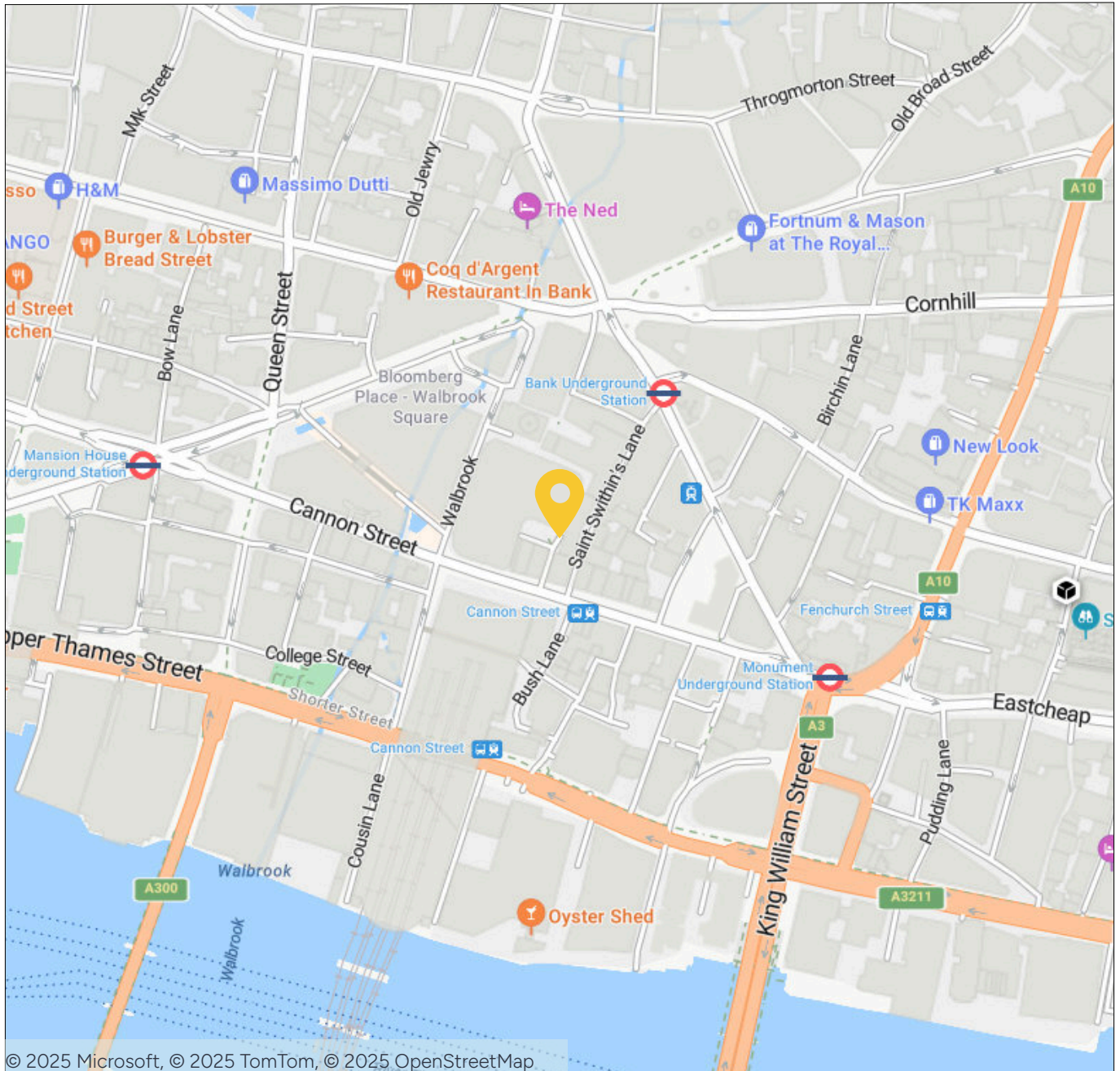
The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
Third Floor	843	78.3	£6,183	£74,199
Basement	29	2.7		
<b>TOTAL</b>	<b>872</b>	<b>81</b>		

## Floorplan



## Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

### 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 January 2026. Photographs dated 2022.

