

18 ST. SWITHINS LANE, LONDON, EC4

1ST FLOOR 1,800 / 2,500 / 5,650 sq ft PART OR WHOLE FLOOR

Fully fitted and furnished

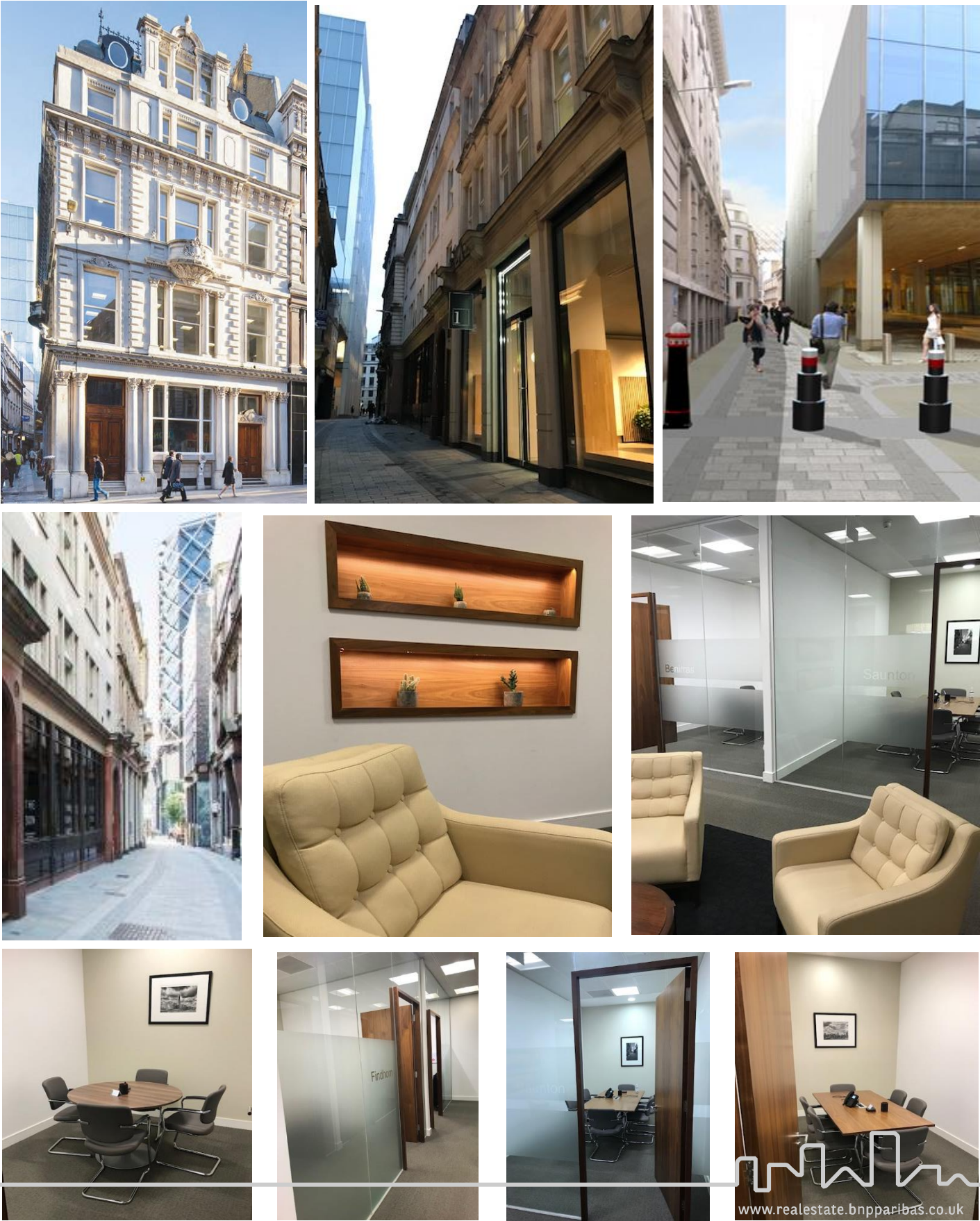
24 workstations, 1 private office, 2 meeting rooms

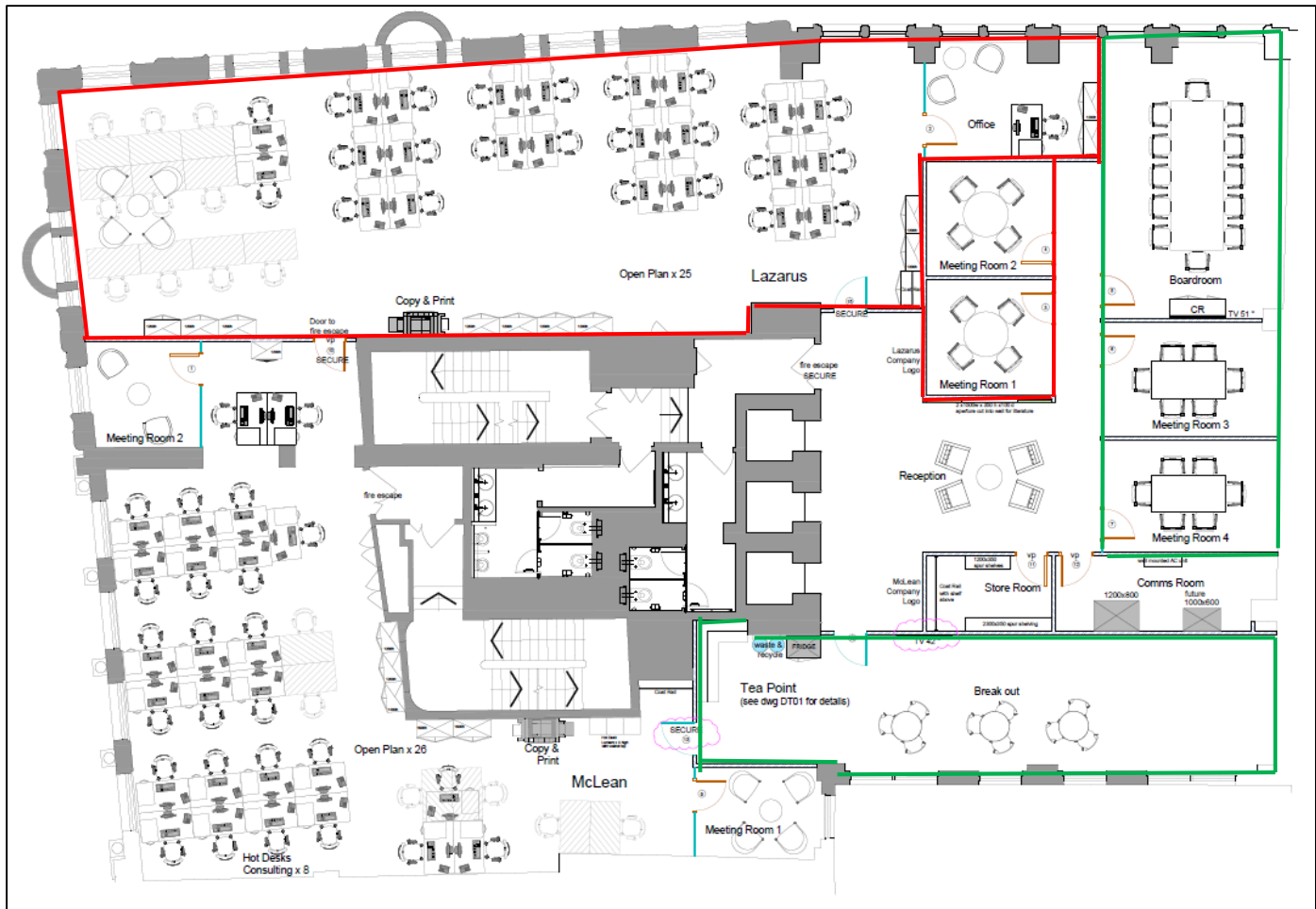
Option of additional meeting rooms and shared breakout zone

Midway between Bank and Cannon Street Stations



BNP PARIBAS
REAL ESTATE



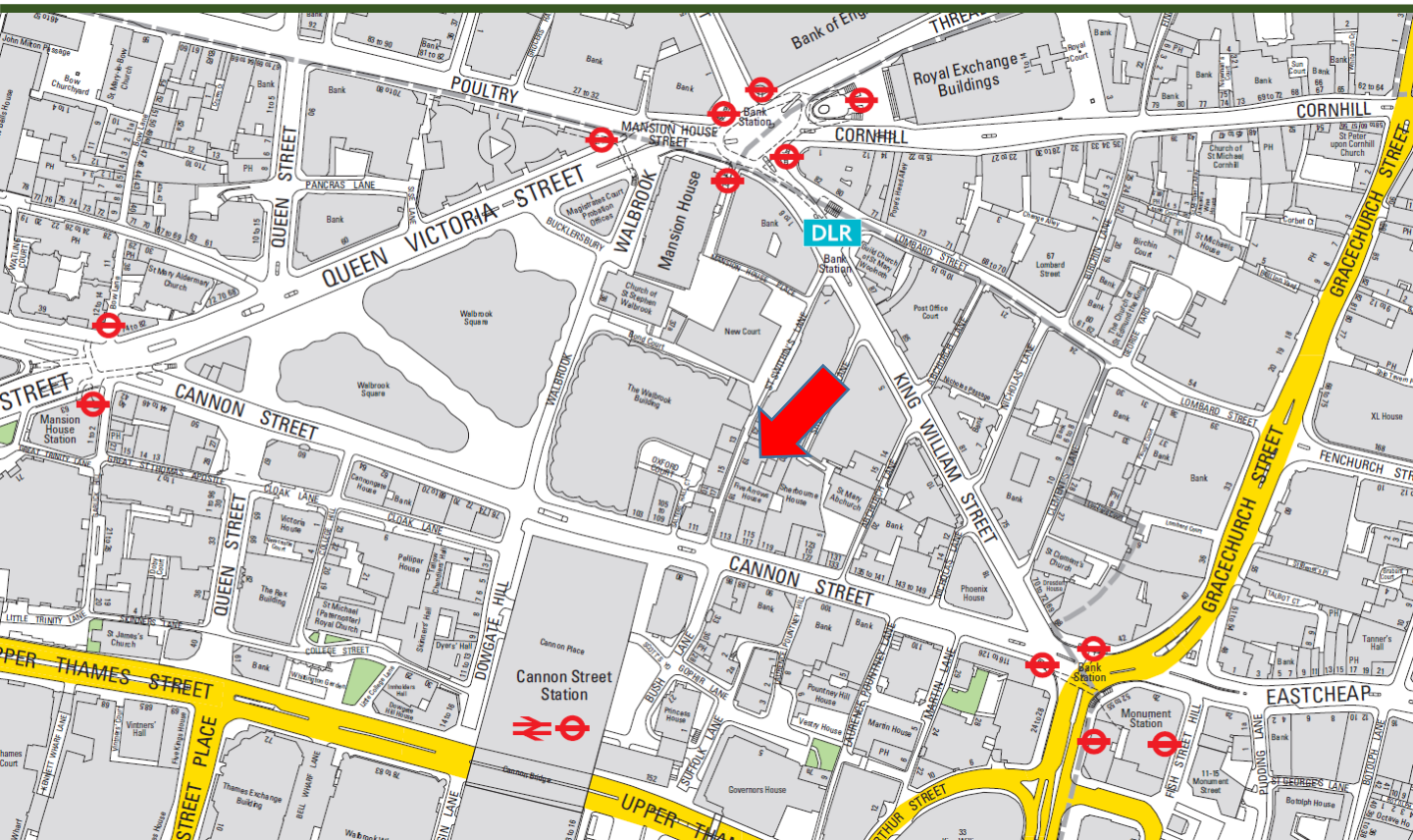


1st floor fit out plan

- Demised 2,500 sq ft
- Shared

Workstations	Office	Shared
24 open plan	1 private office	12 person boardroom
		2 x 6 person meeting rooms
		Kitchen / Breakout
		Reception
		Waiting area





LOCATION

St Swithin's Lane is pedestrianised and is situated midway between Bank and Cannon Street Stations.. It is within very close walking distance to all the City's core amenities including Royal Exchange, The Ned and the many retail facilities in and around Cannon Street, and Cheapside..

ACCOMMODATION

1st floor boutique office suite, fully fitted and furnished, currently laid out with 25 open plan workstations, 1 private office and 2 meeting rooms. Option of 3 further shared meeting rooms and break out facility. Showers and bike facilities are available on the lower ground floor.

SPECIFICATION

- Fully fitted, cabled and furnished
- Optional shared meeting rooms and kitchen/breakout
- 3m floor to ceiling height
- Corner aspect with huge windows
- VRF air conditioning
- Raised floors
- 3 passenger lifts
- Showers and bike spaces
- Male and female toilets

FLOOR	SIZE (SQ FT)
1 st option 1	1,800
1 st option 2	2,500
1 st option 3	5,650

LEASE

New Lease for a term to September 2023.

RENT

Guide: £55 per sq ft

SERVICE CHARGE

Approx. £14 per sq ft

BUSINESS RATES

Approximately £19.69 per sq ft

For further information, please contact:

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