

Exceptional fitted offices
with a private terrace to let



St. Swithin's Lane
London EC4

Contemporary workspace with unparalleled City connections.



17 St Swithin's Lane occupies a highly desirable City position, situated opposite Cannon Street Station, and in close proximity to Bank station.

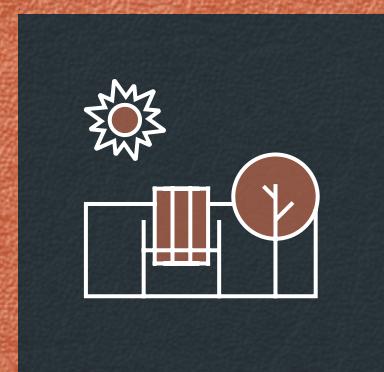
The building's reception has undergone a recent refurbishment, and benefits from extensive end of trip facilities. The available 4th floor comprises 2,504 sq ft of fully fitted space, benefiting from a private terrace.

NO
17

Highly specified with best-in-class end of journey facilities.



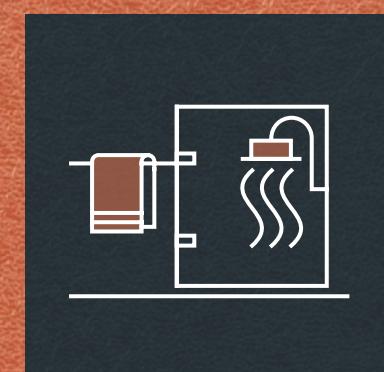
Welcoming reception
with concierge



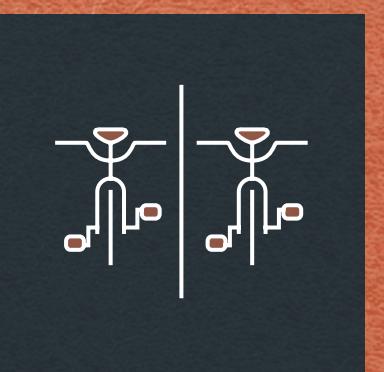
Private terrace



Fully fitted
office floor



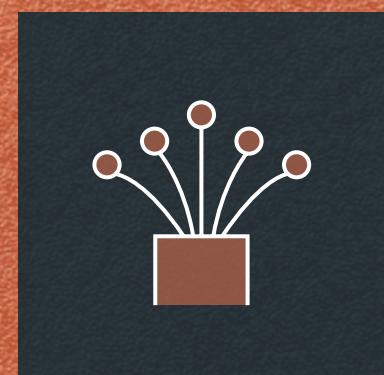
Shower facilities,
changing rooms &
towel service



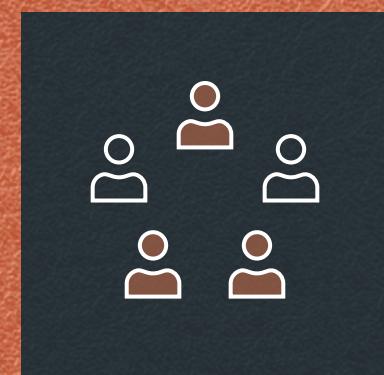
Bicycle storage
with cycle lift
& lockers



BREEAM
'Excellent' &
EPC A



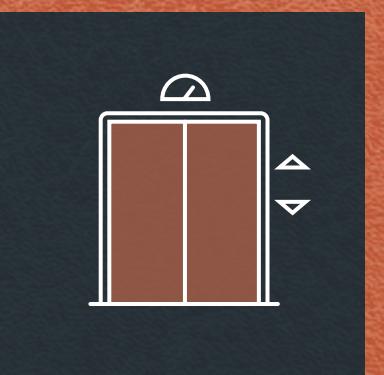
Fibre optic
connectivity



1:8 sq m
occupation
density



New VRV
air conditioning



2 x 10 person
passenger lifts

Exceptional
plug & play office
with a private terrace.

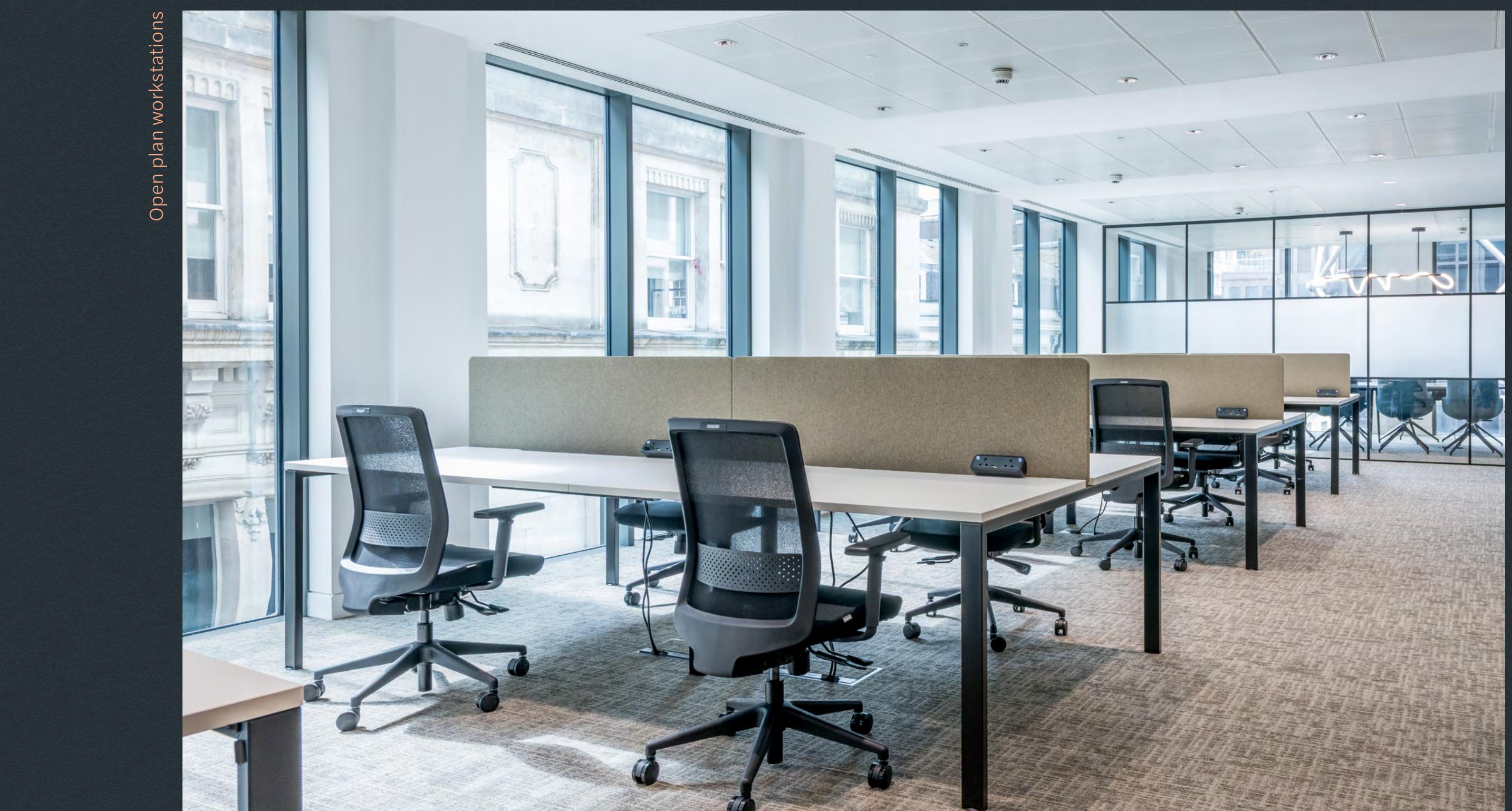


Kitchenette / breakout area with terrace

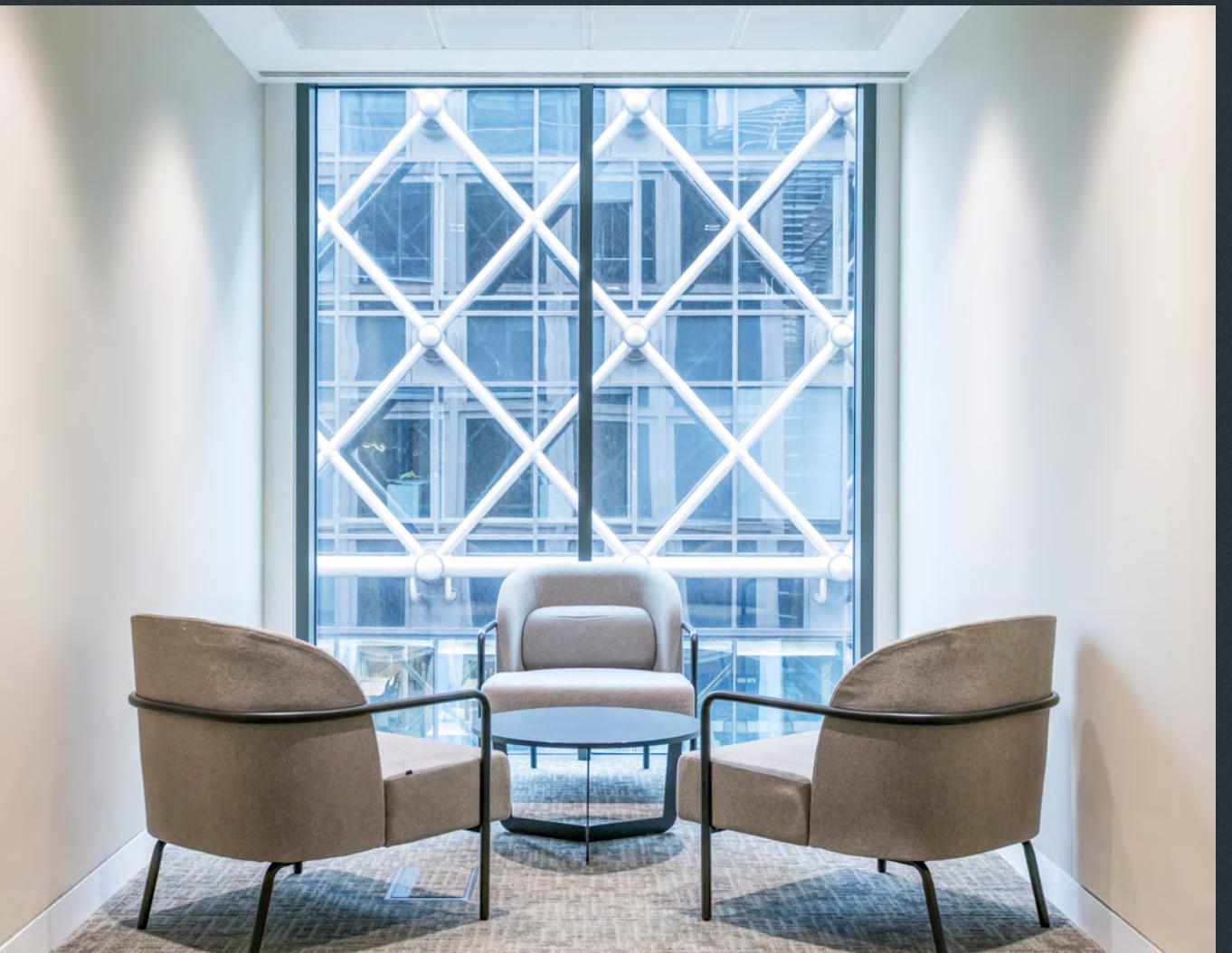
Light and bright space with premium finishes.



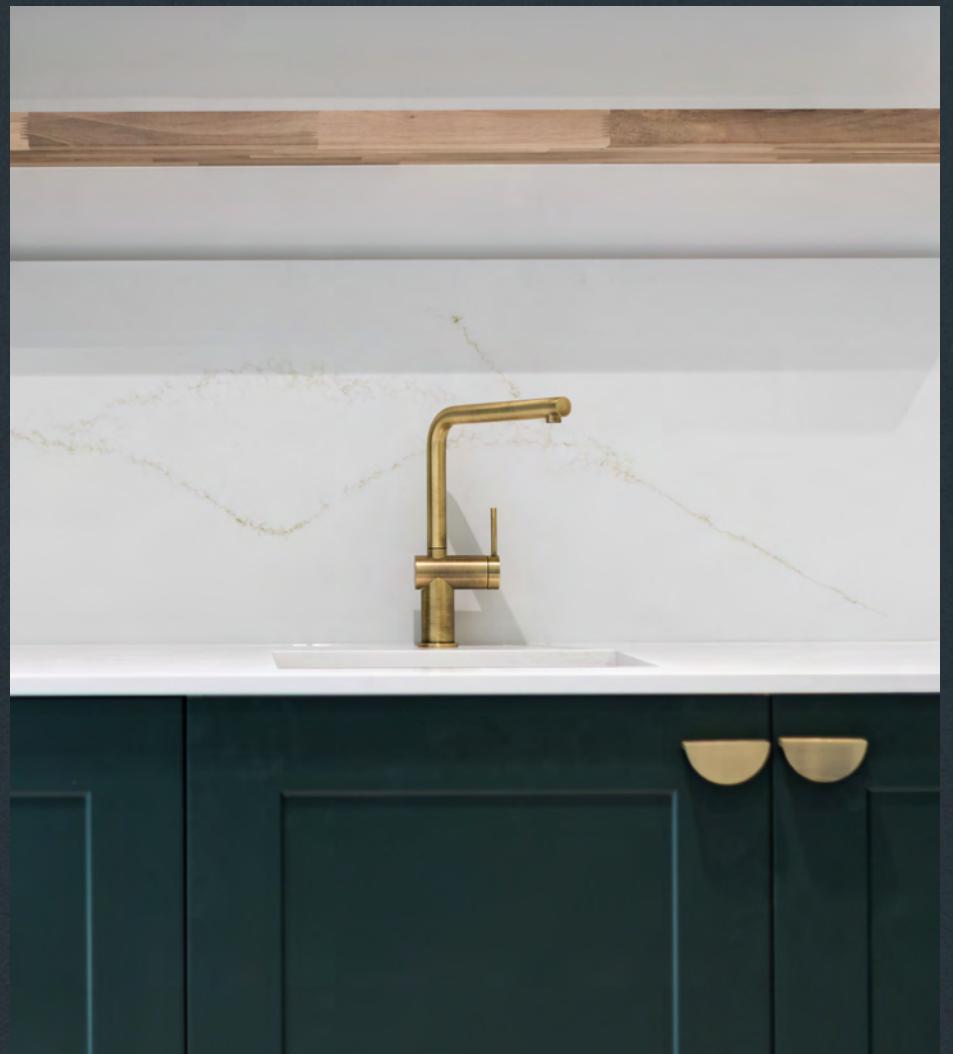
12 person boardroom



Open plan workstations



Welcome area



Kitchenette

A dynamic & inspiring environment to meet & collaborate.

The workspace has been reimagined to offer a high quality open plan office environment.

The space features 24 workstations, 3 meeting rooms, a generous breakout area, and a private terrace.



Kitchenette / breakout area with terrace

4th floor – 2,504 sq ft / 232.6 sq m



Open plan workstations	24	6 person meeting rooms	02	Kitchenette / breakout	01
12 person boardroom	01	Phone booths	02	Client welcome area	01

Floorplan not to scale. For indicative purposes only.

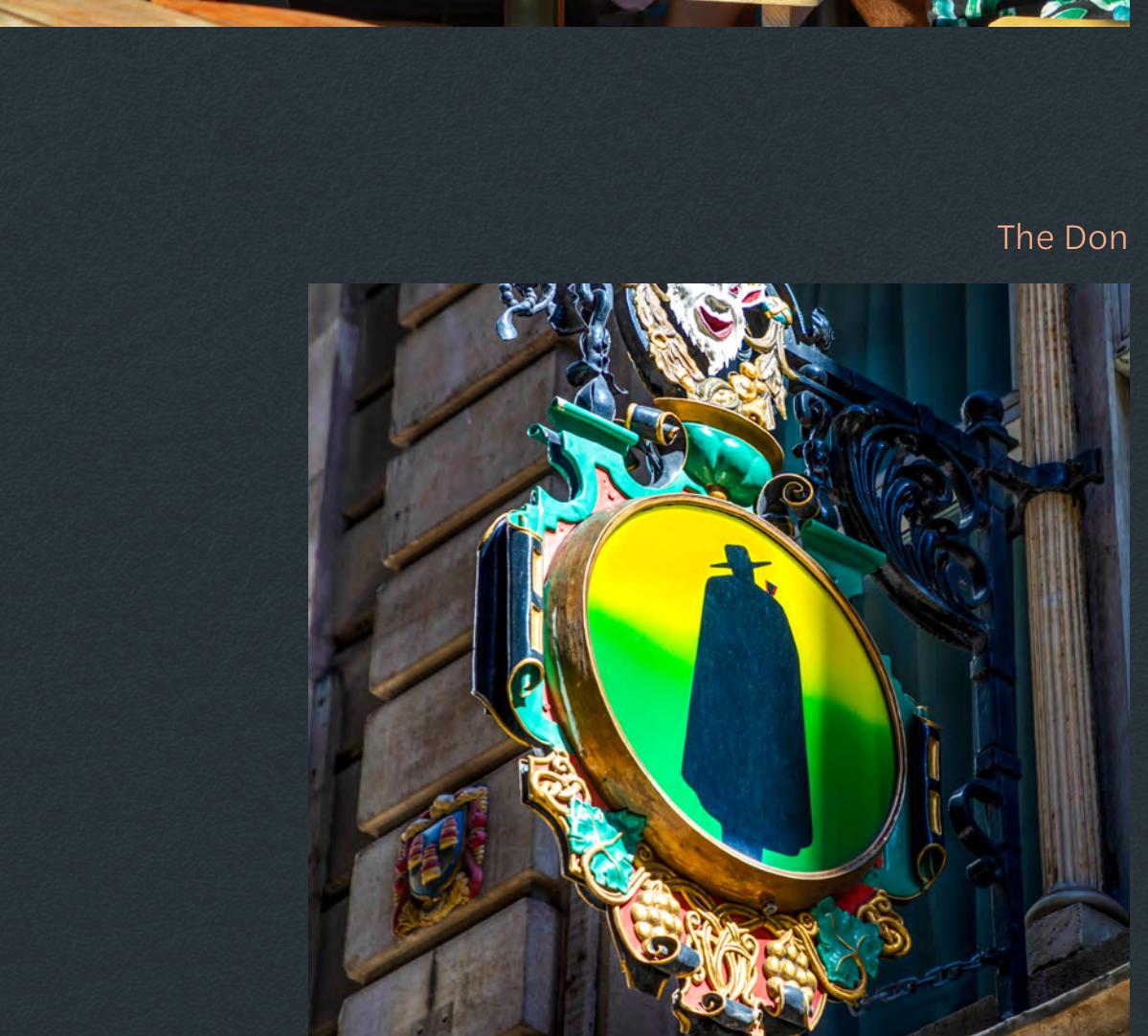


A vibrant City core position with a plethora of amenities.

17 St. Swithin's Lane benefits from a location that truly has it all – Bloomberg Arcade nextdoor offers casual bars and eateries, with Bank and The Royal Exchange hosting an array of fine dining restaurants and boutique shops.



The Ned



The Don



Oyster Shed



Bloomberg Arcade



The Royal Exchange

Seamless connections from your doorstep.

The building is located just across the road from Cannon Street Station, and a moments walk from Bank Station – providing quick access to Underground, DLR and National Rail Services so you can move around the City and beyond with ease.



< 01 mins

Cannon Street



01 mins

Bank



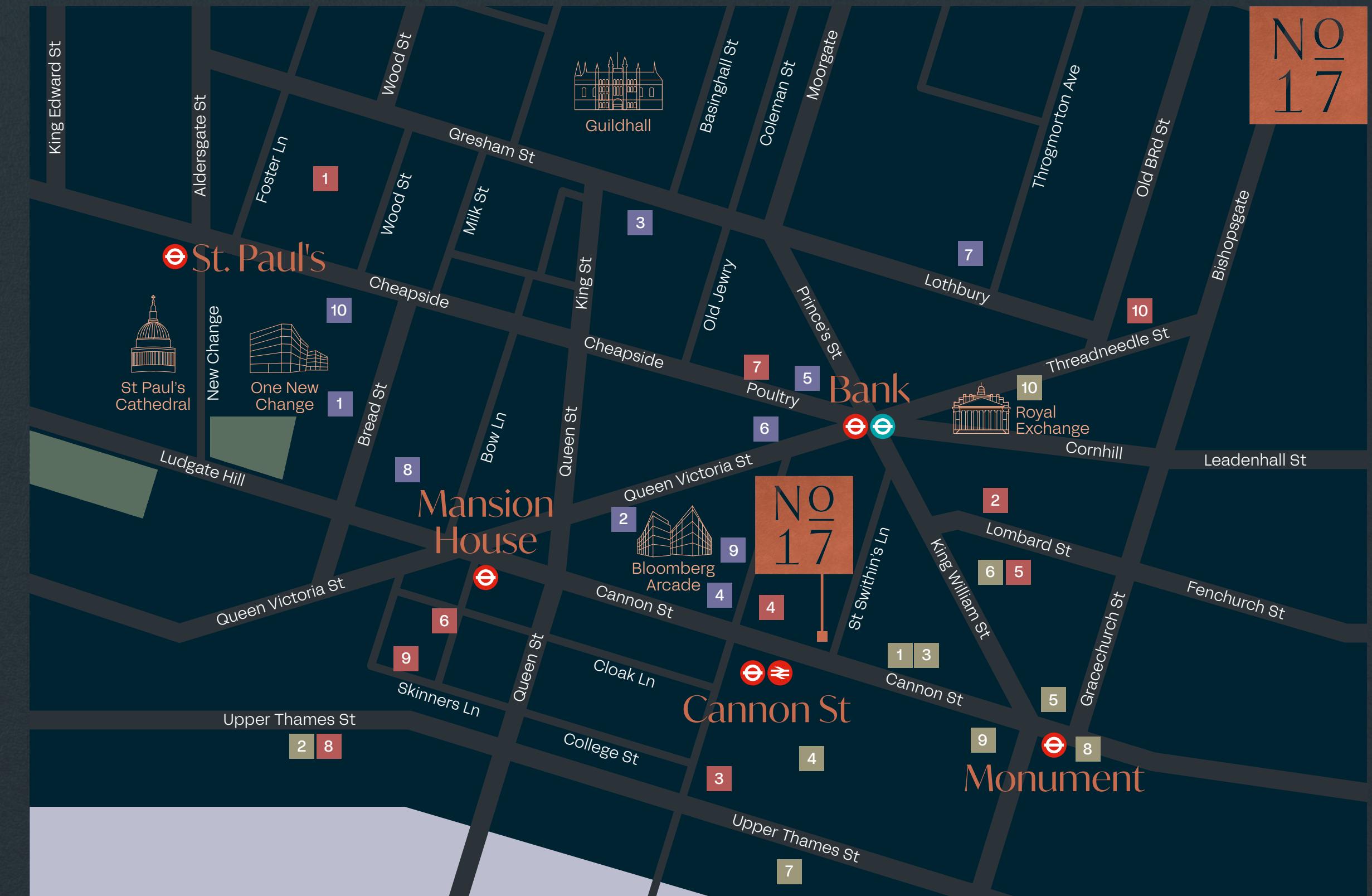
02 mins

Monument



04 mins

Mansion House



Restaurants

1. Bread Street Kitchen
2. Brigadiers
3. Cabotte
4. Caravan
5. Cecconi's
6. Coq d'Argent
7. Coya
8. Vinoteca
9. Homeslice
10. Ivy Asia

Bars & Cafés

1. Commons
2. Hithe + Seek
3. Harry's Bar
4. The Listing
5. The Wolseley City
6. Attendant
7. Oyster Shed
8. Blank Street
9. Rosslyn Coffee
10. Grind

Hotels & Leisure

1. Barry's Bootcamp
2. GymBox
3. Nuffield
4. Virgin Active
5. PureGym
6. Merlin Apartments
7. The Ned
8. The Westin
9. Vintry & Mercer
10. Threadneedles

Further Information

Viewings

Strictly through the joint sole letting agents:



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Terms

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