

**EIGHTEEN  
ST SWITHIN'S LANE  
EC4**

**5,617 sq ft / 522 sq m  
Plug & Play Office Space**

# PLUG & PLAY 3RD FLOOR COMING SOON



Manned reception



Breakout area in reception



Bicycle and shower facilities



Excellent transport links

18 St Swithin's Lane occupies a prominent City location, with the building's spacious and modern reception providing an impressive sense of arrival.

Currently undergoing a comprehensive refurbishment, the 3rd floor will offer modern workspace within an attractive period building.

52  
OPEN PLAN  
DESKS



Open plan workspace CGI

# READY FOR BUSINESS

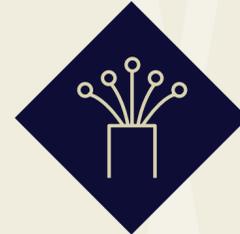
The floor is being fitted out to an exceptional standard to provide occupiers with a mix of meeting and breakout spaces as well as 52 open plan workstations.



Plug & Play office



VRV air conditioning



Pre-installed fibre



Modular LED lighting



Exposed services



EPC rating B

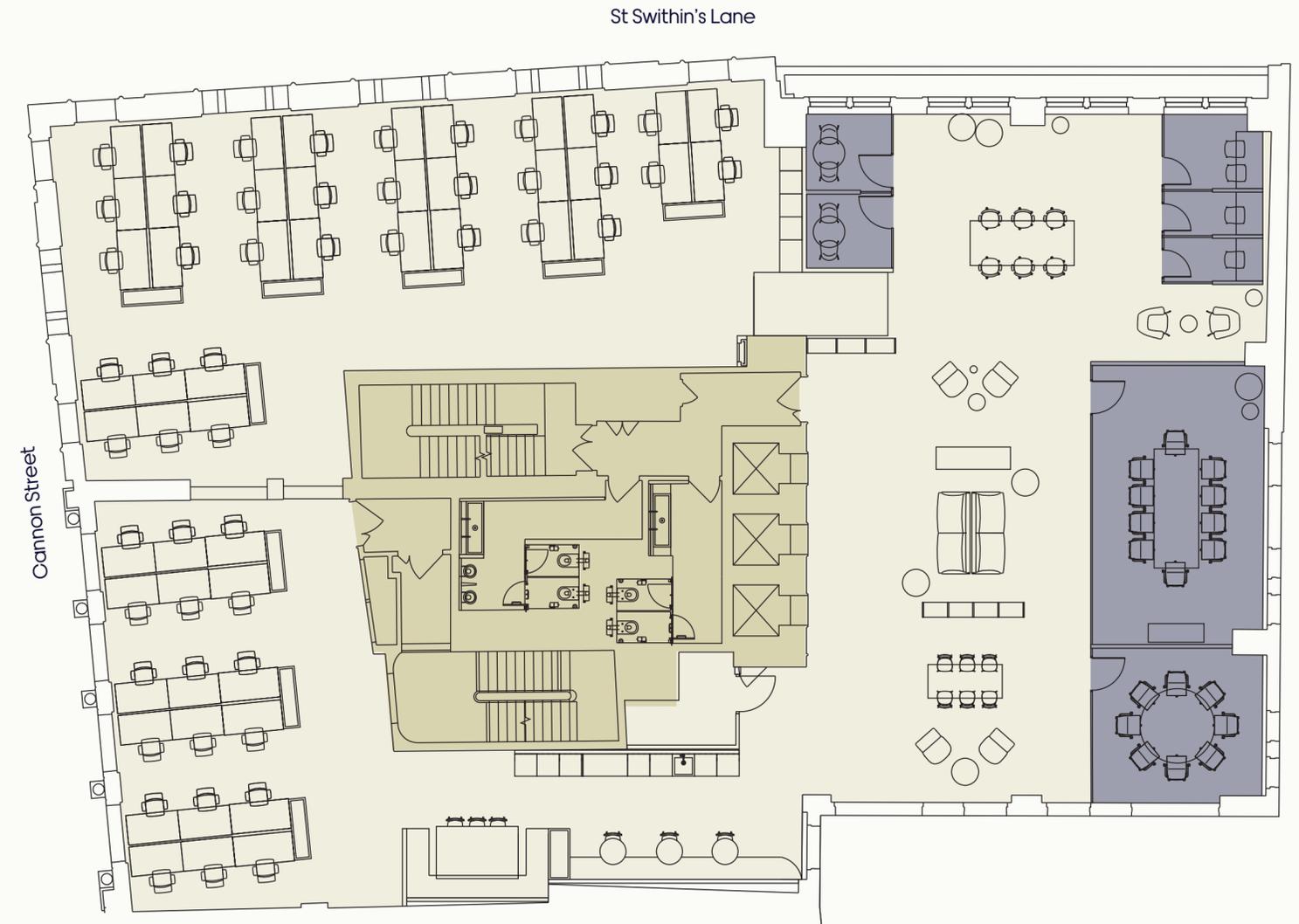


Welcome Lounge CGI

# THIRD FLOOR 5,617 SQ FT / 522 SQ M



Kitchen / Breakout CGI



- Office
- Meeting Rooms
- Core



Floor plans not to scale.  
For indicative purposes only.

Open plan desks	52	Call rooms	3
Hot desks	6	Kitchen	1
10 person meeting room	1	Breakout areas	3
8 person meeting room	1	Welcome area	1
2 person meeting room	2		

LOCATION

# IN THE HEART OF THE CITY

The building is located immediately opposite Cannon Street Station, serviced by the District & Circle underground lines and mainline rail network.

Bank Station is only 100 metres away with additional links to the Northern, Central, Waterloo & City, Circle, District and DLR lines. Together these stations provide access across London and beyond.

Occupiers have access to a rich and diverse amenity offering right on the doorstep, morning, noon or night.



Bloomberg Arcade



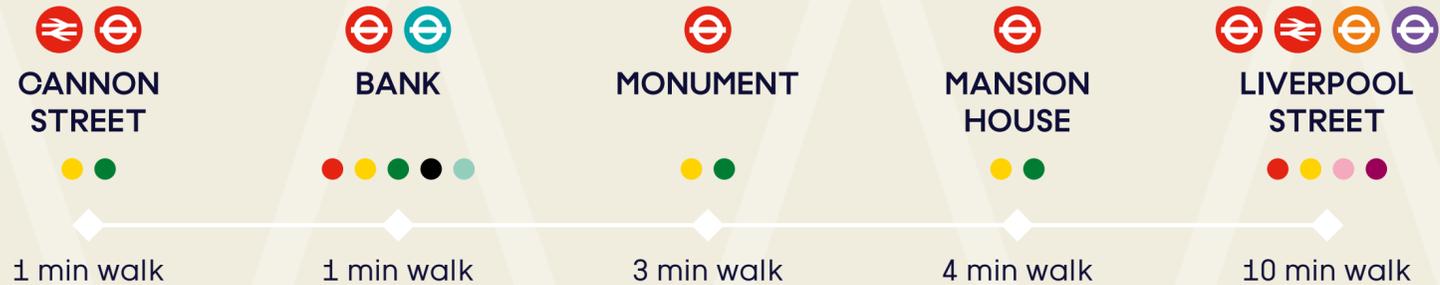
The Royal Exchange

## AMENITIES

1. Bloomberg Arcade
2. The Royal Exchange
3. The Wolseley
4. The Ned
5. Leadenhall Market
6. Wagtails
7. The Folly
8. Coq d'Argent
9. Rosslyn Coffee
10. Joe & The Juice
11. Lina Stores
12. Brigadiers
13. Virgin Active
14. Gymbox
15. The Vintry
16. The Cocktail Club
17. MBER
18. Kiss the Hippo



## CONNECTIVITY



Rosslyn Coffee



The Ned

