



An unique self contained workspace (other uses considered) with its own entrance located 100 metres from Bank station.

The Annex

7 Birchin Lane, EC3V 9BW

Office

TO LET

468 sq ft

(43.48 sq m)

- Self contained unit with its own entrance from Cowper's Court
- Ground floor frontage onto Birchin Lane
- Laid out as two separate work spaces, a tea point and a bathroom
- Comfort cooling
- Central City location

Summary

Available Size	468 sq ft
Rent	Rent on application
Rates Payable	£24.69 per sq ft est rates pa (26/27)
Service Charge	£15.98 per sq ft pa budgeted (2026)
VAT	Applicable
EPC Rating	Upon enquiry

Description

The Annex is ideally suited to occupiers who value a central City address with a more private, characterful feel. Its position makes it attractive for boutique workspaces, client-facing studios, creative or alternative use concepts, or specialist professional occupiers seeking distinction without compromising on location.

Location

Discreetly positioned just off Cornhill, 7 Birchin Lane Annex is accessed from Cowper’s Court and is located at the very heart of the City of London, surrounded by global financial institutions, professional services firms and historic City landmarks. This hidden-away court provides a sense of calm and individuality while remaining embedded in one of the world’s most dynamic business districts.

The location benefits from exceptional accessibility. Bank Station is only a short walk away, providing unrivalled Underground, DLR and mainline connections, while Liverpool Street, Monument and Moorgate are all within easy reach. Day-to-day amenities — cafés, restaurants, gyms and retail — are abundant, supporting both occupiers and visitors.

Accommodation

The accommodation comprises the following NIA:

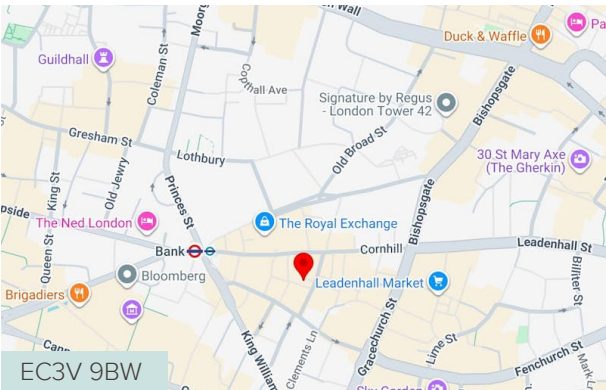
Name	sq ft	sq m	Availability
Ground	468	43.48	Coming Soon
Total	468	43.48	

Viewings

Viewings by prior arrangement strictly via the sole disposing agent, Ingleby Trice.

Terms

Available on a new effective FRI lease directly from the landlord from August 2026.



Viewing / further information

Veronika Sillitoe
020 7029 3610 | 07966 029 048
v.sillitoe@inglebytrice.co.uk

Ingleby Trice
10 Foster Lane, London EC2V 6HR
inglebytrice.co.uk
+44 (0)20 7029 3610
agency@inglebytrice.co.uk

