



**AVISON
YOUNG**

Birchin Court, 20 Birchin Lane, London, EC3V 9DU

Office To Let | 5,300 to 18,558 sq ft

REFURBISHED CAT A+ 2ND FLOOR IN THE HEART OF THE CITY WITH ADDITIONAL FLOORS COMING SOON

**Birchin Court, 20 Birchin Lane,
London, EC3V 9DU**

Summary

- Business rates: £20.62 per sq ft (2026/27 estimate)
- Service charge: £15.71 per sq ft (2026 estimate)
- EPC: B
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

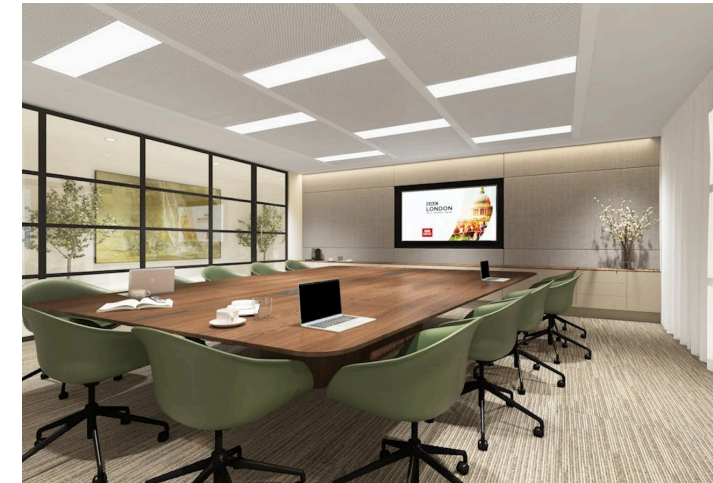
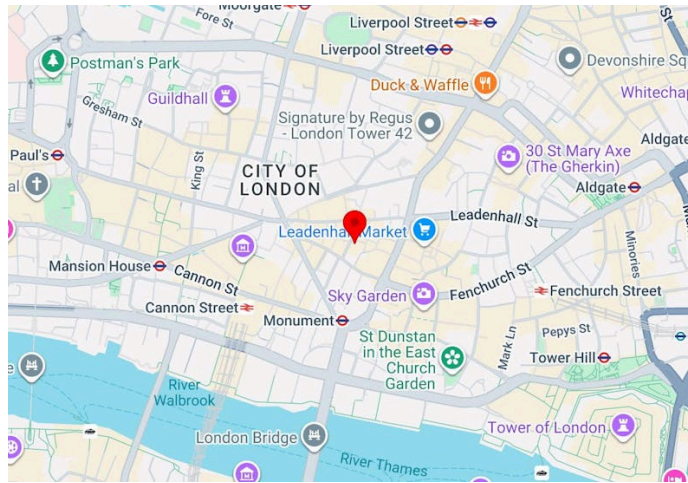
Contact & Viewings



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Key Points

- Newly Refurbished CAT A+ Floor
- VRF heating and cooling
- Manned Reception
- Newly refurbished end of trip
- 3 Passenger lifts
- EPC B
- Shell & Core LG unit available (Gym user etc)
- 3.3m slab to slab (LG floor)
- 4th Floor coming soon (CAT A+)

Description

The part 2nd floor has been refurbished to a Cat A+ specification.

The 4th floor will be available from Q3 2026.

The Lower Ground floor is available in a shell condition and can be delivered as Cat A or with a Cat A contribution. Economical opportunity for a conventional office user or unconventional E class user.

Location

Birchin Lane is a pedestrianised street located a 1 minute walk to Bank Station, a 3 minute walk to Monument Station and a 5 minute walk to Cannon Street Station. It benefits from the amenities within the Royal Exchange which is located moments away.

Specifications

Refurbished CAT A+
VRF heating and cooling
3 Passenger lifts
New showers
EPC B
LG floor has potential for separate entrance
3.3m slab to slab (LG floor)

