TO LET - OFFICE

RIVERBANK HOUSE

2 Swan Lane, EC4R 3TN

Key Highlights

- 34,492 sq ft
- A tenant café operated by Benugo
- A refurbished ground floor business lounge with meeting rooms, a function space, a podcast room and a music room
- Fully Fitted
- An enhanced end-of-trip facility and wellness suite incorporating fitness equipment and studio space

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Description

Riverbank House is a modern, riverside office positioned on the corner of Swan Lane and Upper Thames Street. The building benefits from a spacious ground floor reception providing an impressive contemporary welcome to the building.

The Third Floor is offered fully fitted and furnished and benefits from excellent levels of natural light.

Location

Riverbank House benefits from excellent transport connectivity, with Underground and National Rail services within easy walking distance, including Cannon Street, Monument, Mansion House and Bank Stations.

The building is also well located for local amenity, with Bloomberg Place, the Royal Exchange and Borough Market nearby, offering a wide range of food, beverage and retail options.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	34,492	3,204.41	Available
Total	**34,492**	**3,204.41**	

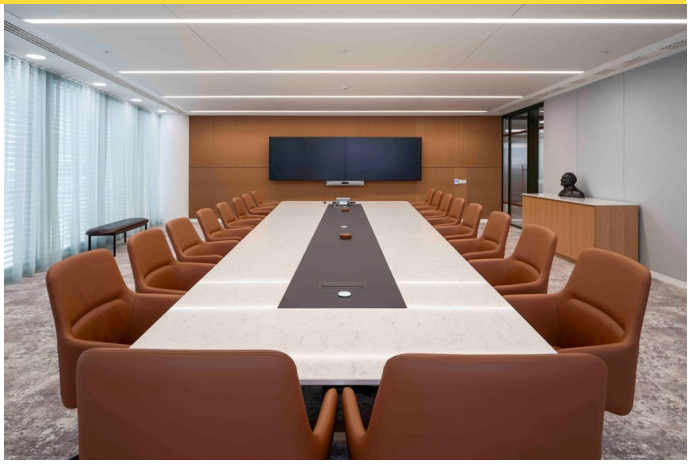
Terms

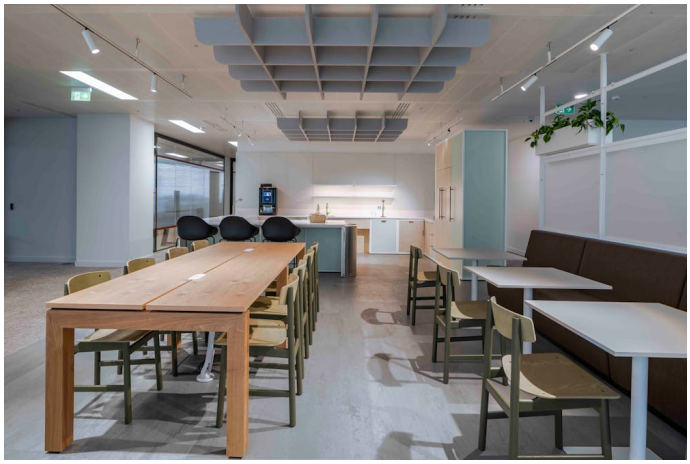
Lease available by way of a sublease or assignment until December 2035:

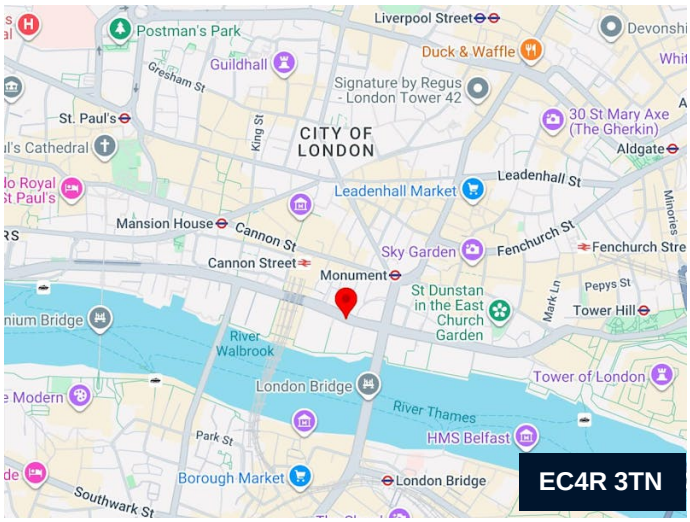
Passing Rent: £56.00 per sq ft
Service Charge: EST £13.30 per sq ft
Business Rates: EST £33.30 per sq ft

Business Rates

Rates payable: £33.30 per sq ft
(based upon Rateable Value: £27.50)







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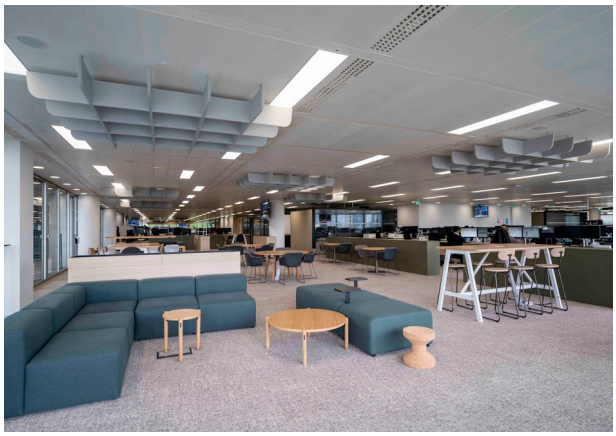

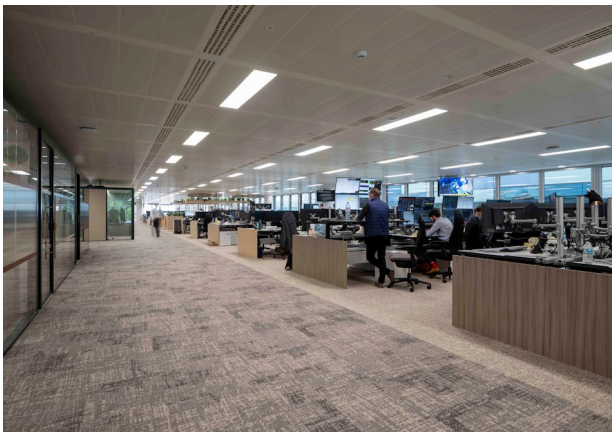

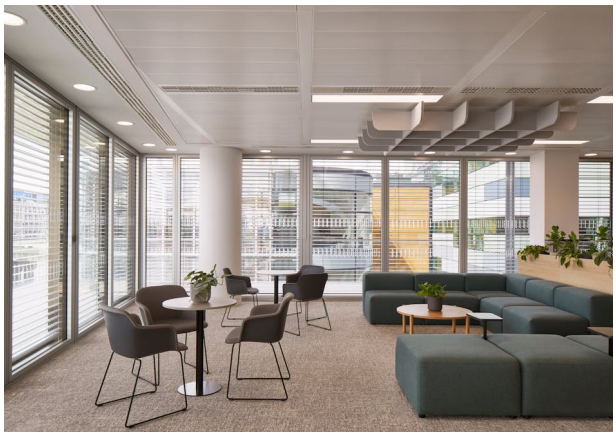

FURNITURE PLAN LEGEND

SYMBOL	DESCRIPTION
ROOM NAME / ZZ.00	ROOM / AREA NAME; ROOM NUMBER; (ZONE) + LEVEL NUMBER
	WORK PROTECTED AREAS, LANDLORDS DEMISE & WORKS NOT IN THIS CONTRACT
	TECHNICAL - BY CLIENT
XX - 00	PRODUCT CODE; PRODUCT NUMBER; TYPE
XX.XX	REUSED FURNITURE TAG

FURNITURE TENDER PACKAGE

- FURNITURE - NEW
- FURNITURE - REUSED MODIFIED
- STORAGE NEW
- STORAGE - REUSED

NOTE THAT EXISTING WORKSTATIONS & LOOSE FURNITURE ITEMS MAY BE RE-USED. EXTENTS OF TOUCH UPS TO BE CONFIRMED. TOTAL FURNITURE COUNT OF NEW & EXISTING RELOCATED TO BE FINALISED IN STAGE 4.

NOTES:

1. FURNITURE SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY.
2. FURNITURE DEALER TO MAINTAIN REQUIRED CLEARANCES AT ALL EGRESS PATHS. FIELD VERIFICATION REQUIRED FOR FINAL LAYOUTS PRIOR TO INSTALLATION.
3. DRAWING TO BE READ IN CONJUNCTION WITH GENERAL ARRANGMENT PLANS AND SPECIFICATION DOCUMENT AND FURNITURE SCHEDULE.
4. SETTING OUT OF AV SCREENS, REFER TO AV CONSULTANT'S DRAWINGS & SPECIFICATIONS.

Perkins&Will

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NOTES

Drawing indicates design intent only.

All information, areas, dimensions and datum levels are subject to detailed survey, detailed design and investigative work.

Do not scale from the drawing.

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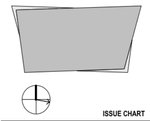
PROJECT

WINTERFLOOD SECURITIES
RIVERBANK HOUSE, LONDON

STAGE 4

Winterflood SECURITIES

KEYPLAN



ISSUE CHART

ISSUE		DATE
P3	DESK NUMBERING FOR INFORMATION	07/08/23
P2	STAGE 4 ADDENDUM	18/07/23
P1	ISSUE FOR STAGE 4	30/06/23

Date	18/07/23
Job Number	322730
Scale	A0 @1 : 100
Drawn	KD
Checked	EP
Approved	EP

CDE STATUS

FOR INFORMATION

TITLE

FURNITURE PLAN

SHEET NUMBER

WIS-PWA-ZZ-03-DR-I-1503

PROJECT | AUTHOR | VOLUME | LEVEL | TYPE | ROLE | NUMBER

CDE STATUS CODE	REVISION
S2	P3

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