



High class office building offering plug & play offices in a prestigious City location opposite Cannon Street station

17 St. Swithin's Lane
EC4N 8AL

Office

TO LET

2,504 sq ft
(232.63 sq m)

- New Plug & play fit out (24 desks, 1 x 12 pp boardroom, 2 x 6 pp meeting rooms, tea point / break out area, 2 x phone booths)
- Air conditioning / Raised floors
- Private terrace
- Manned reception & 24/7 access
- Bicycle storage / Showers / Lockers
- BREEAM Excellent / EPC A (25)

Summary

Available Size	2,504 sq ft
Rent	£89.50 per sq ft pa excl.
Rates Payable	£3,123 per sq ft pa est (25/26)
Service Charge	£18.73 per sq ft pa est.
VAT	Applicable
EPC Rating	A (25)

Description

A prestigious office building developed in 2018 with floor to ceiling glazing providing outstanding levels of natural light. The building achieved BREEAM Excellent and benefits from a green roof.

The building has two passenger lifts and tenants benefit from a welcoming manned reception.

Level 4 benefits from its own private terrace and high quality fit out.

Location

17 St Swithin's Lane provides the ideal "City-perfect" office location: a historic address in the heart of London's financial district, with excellent transport connectivity and a rich amenity environment that supports both productivity and lifestyle. For businesses looking to signal prestige, access a deep talent pool, and provide a magnet location for staff and clients alike, this property offers a compelling value proposition.

* Bank Station – a 2–3 minute walk, providing quick links via the Central, Northern, Circle, District, Waterloo & City lines, plus the DLR.

* Cannon Street Station – less than 200 metres away, offering National Rail services alongside the Circle & District lines.

* Fast, simple routes to the West End, King's Cross, London Bridge, Canary Wharf, and London City Airport.

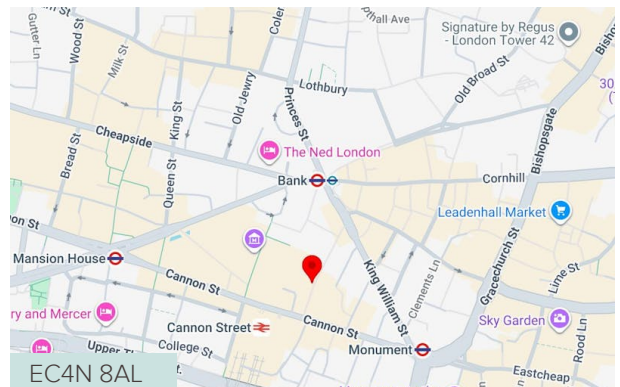
Accommodation

The accommodation comprises the following NIA:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Fitout Concept
4th - + private terrace	2,504	232.63	£89.50	£31.23	£18.73	£29,100.65	CAT B
Total	2,504	232.63	£89.50	£31.23	£18.73	£29,100.65	

Terms

A new effective FRI lease is available for a term by arrangement directly from the landlord.



Viewing / further information

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Rev.	Revision note	Date

Future.

Project address:
 FOURTH FLOOR
 111 CANNON STREET /
 17 ST SWITHINS LANE
 LONDON

Drawing name:
 PROPOSED
 GENERAL ARRANGEMENT

Scale: 1:50 @ A1
 Date: MAR 25
 Drawn by: SB

Project number	Revision number
FXXXX-04-GA	A