020 7029 3610
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Boutique office available in a prime City core location

13 St. Swithin's Lane

EC4N 8AL

Office

TO LET

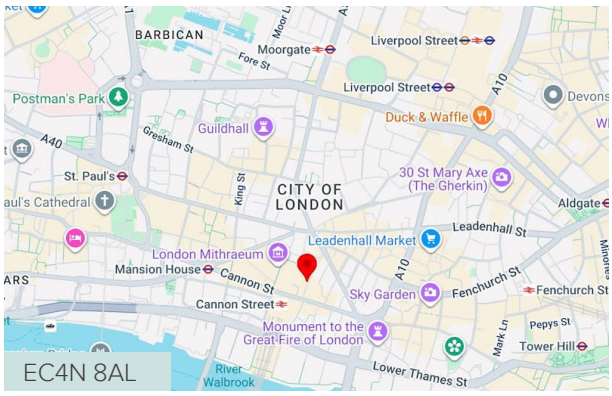
843 sq ft

(78.32 sq m)

- Kitchen
- Meeting room
- Air conditioning
- End of trip facilities
- Ornate staircase
- Demised WCs
- 24/7 Access

Summary

Available Size	843 sq ft
Rent	£57.50 per sq ft pax
Rates Payable	£18.59 per sq ft est pa
Service Charge	£21.93 per sq ft est pa
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (48)



Description

Positioned in a prime city core location, this third-floor office combines character and convenience, accessed via a striking grand staircase or a modern passenger lift.

The suite extends to 843 sq ft and comes with a high-quality CAT A+ fit-out, including a private meeting room, fitted kitchen, and demised WC. The space is ready to go with pre-installed CAT 6 cabling, ensuring seamless connectivity from day one.

Occupiers also benefit from excellent on-site amenities, with secure bike storage and shower facilities available in the basement. The office can be taken in its current fitted condition, or the landlord can provide a fully bespoke fit-out tailored to individual business requirements.

Location

The property is located on St Swithin's Lane, perfectly positioned between Bank and Cannon Street stations. This prime location is moments from Bank Junction and the Royal Exchange Shopping Centre, offering access to a wide variety of upscale shops, restaurants, and cafés.

A strong mix of nearby bars and dining options makes this one of the most vibrant parts of the City. Popular destinations such as St Swithin's Wine Bar, The Don, City Social, 14 Hills, The Ned Hotel, and Cecconi's are all within easy reach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	843	£57.50	£18.59	£21.93	£6,885.91	£82,630.86	Available
Total	**843**	**£57.50**	**£18.59**	**£21.93**	**£6,885.91**	**£82,630.86**	

Viewings

Viewings by prior arrangement, strictly through the sole letting agent Ingleby Trice.

Terms

A new lease direct from landlord is available for a term by arrangement.

Viewing / further information

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