

2SL

SEETHING LANE

LONDON EC3

31,000 SQ FT OF GRADE A OFFICES TO LET



SEE WHAT IS NEW



VICTORIAN EXTERIOR CONTEMPORARY INTERIORS

2 Seething Lane offers contemporary Grade A office accommodation behind a beautifully retained Victorian facade in a prime City location. The refurbishment will be completed in March 2019.



2 Seething Lane has undergone a full refurbishment, the property will comprise 30,935 sq ft of Grade A office accommodation arranged over lower ground, ground and seven upper floors.

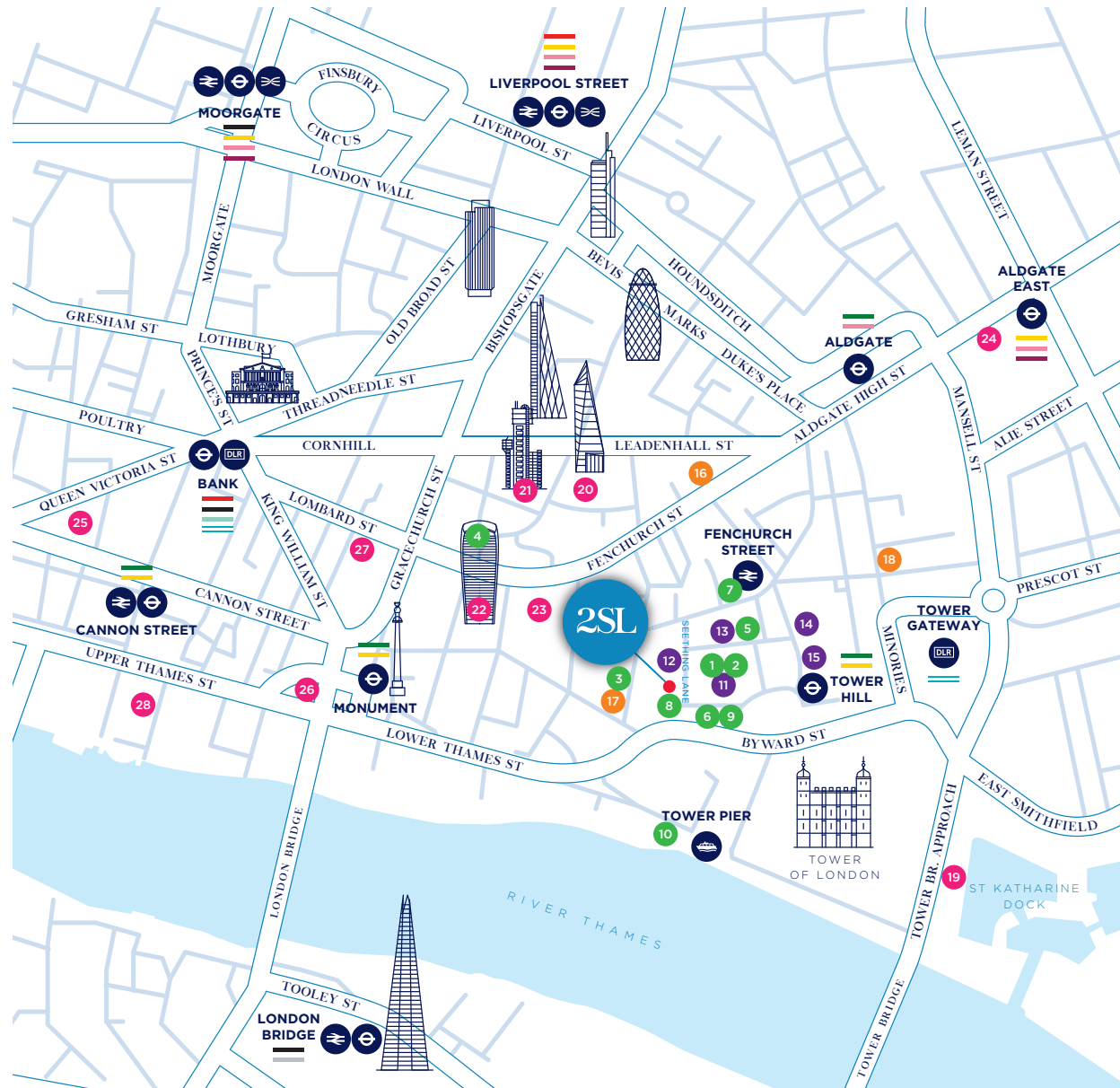
The creation of the additional 7th floor will provide a 'glass box' style office with outstanding views of Tower Bridge and the Tower of London.

The building features an exceptional private roof terrace.



SEE WHAT'S AROUND YOU

The building is prominently located within the City of London, on the west side of Seething Lane, with Fenchurch Street to the north. Seething Lane Garden and the renowned Four Seasons Hotel are located directly opposite.



Travel Times

🚶	Fenchurch Street	3 minutes
🚶	Tower Hill	3 minutes
🚶	Tower Pier	5 minutes
🚶	Tower Gateway	6 minutes
🚶	Monument	7 minutes
🚶	Aldgate	8 minutes
🚶	Bank	12 minutes

Restaurants & Bars

- 1 La Dame de Pic
- 2 Rotundo Bar
- 3 Brew Dog
- 4 Sky Garden
- 5 Natural Kitchen
- 6 Brasserie Blanc
- 7 Las Banderas
- 8 Draft House
- 9 Bodean's
- 10 Coppa Club

Hotels

- 11 Four Seasons Hotel
- 12 Apex Hotel
- 13 Double Tree Hotel
- 14 Grange City Hotel
- 15 Citizen M Hotel
- 16 Fitness First
- 17 Third Space
- 18 Virgin Active

Gyms

Business

- 19 WeWork
- 20 Willis
- 21 Lloyds of London
- 22 Jane Street Capital
- 23 Accenture
- 24 Uber
- 25 Bloomberg
- 26 Wells Fargo
- 27 St James's Place
- 28 Nomura

Source: TFL



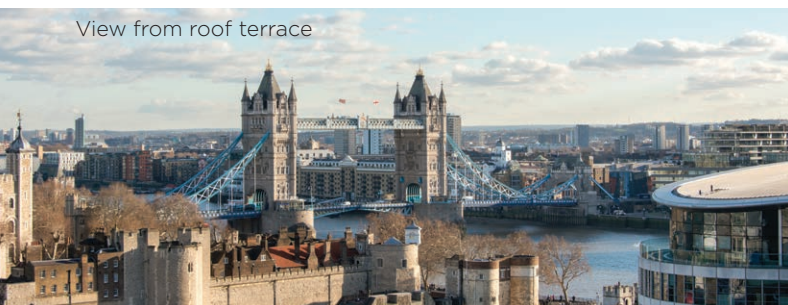
THERE'S A LOT TO SEE

The building is undergoing a full CAT A refurbishment with bright open office floors and exposed services

Specification:

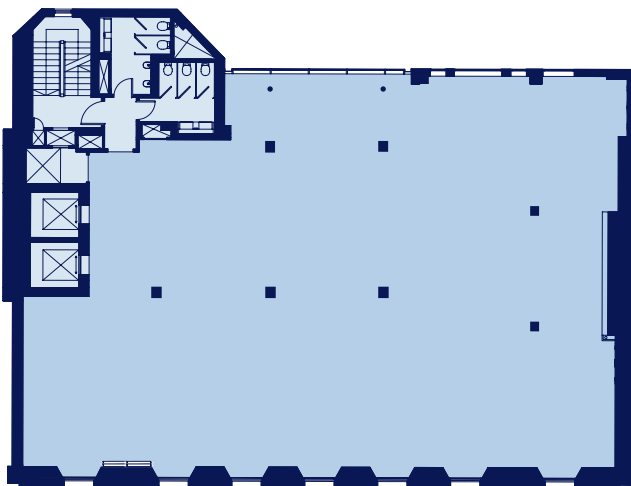
- Newly refurbished reception and entrance
- New VRV air conditioning
- New LED lighting
- New raised floors
- Private terrace on 7th floor
- 2 new passenger lifts
- 24 hour access
- Bicycle racks & shower facilities
- Minimum 3m floor to ceiling height (upper floors)

View from roof terrace



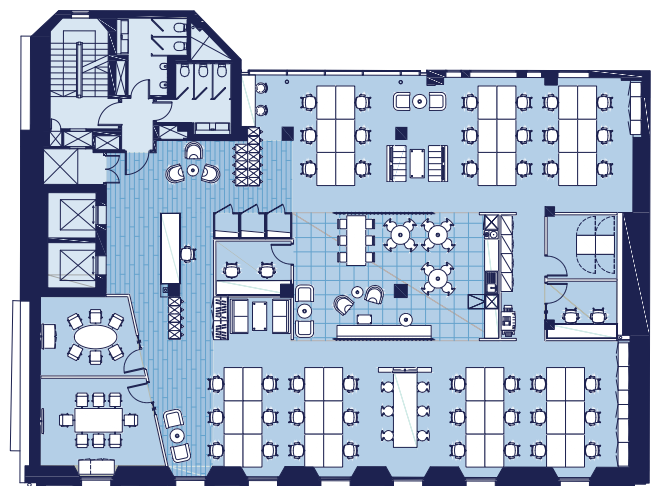
Floor	Sq ft	Sq m
7th	2,088	194
6th	3,627	337
5th	3,993	371
4th	3,993	371
3rd	3,983	370
2nd	3,972	369
1st	3,746	348
Ground	2,982	277
Lower Ground	2,605	242
Total	30,989	2,879

TYPICAL FLOOR PLAN



For indicative purposes only, not to scale.

OPEN PLAN SPACE PLAN



Total Head count = 42

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