



RIVERBANKHOUSE

2 SWAN LANE, LONDON EC4

10,100 - 111,695 SQ FT OFFICES
WITH STUNNING RIVER VIEWS
AVAILABLE TO LET

AN OUTSTANDING RIVERSIDE LOCATION

The transport links around the building are excellent, offering fast access to the Underground and National Rail networks.

Riverbank House is only a short walk to Cannon Street, Bloomberg Place, the Royal Exchange and Borough Market all of which offer a wide range of food, beverage and retail facilities.





2 MINUTE WALK

Cannon St



3 MINUTE WALK

Monument



5 MINUTES WALK

Bank



5 MINUTES WALK

Mansion House



8 MINUTES WALK

London Bridge



9 MINUTES WALK

Fenchurch Street



11 MINUTES WALK

Moorgate



12 MINUTES WALK

Liverpool St













A MAJOR CITY OFFICE BUILDING

Riverbank House is a modern and striking office building that has outstanding views over the River Thames.

The building benefits from a spacious ground floor reception on the corner of Swan Lane and Upper Thames Street. The available space provides up to 111,695 sq ft of modern office accommodation.

SPECIFICATION

-  BREEAM Excellent Rating
-  Four pipe fan coil air conditioning
-  8 x 2 person passenger lifts
-  3,000kg goods lift
-  1.5m planning grid
-  Fully accessible raised floors
-  Occupancy ratio 1:6 sq m Levels 1 & 2
-  Occupancy ratio 1:8 sq m Level 3



SHARED FACILITIES



Basement bicycle parking spaces



Coffee shop at ground floor



Shared emergency generator / extra critical cooling capacity and other M&E facilities



Shower and changing facilities



HIGHLY EFFICIENT WORKSPACE



The accommodation is arranged over the part seventh, first, second and third floors.

The available floors currently benefit from high quality fit outs that may be suitable for a range of occupiers.

ACCOMMODATION

Floor	Sq M	Sq Ft
Part Seventh	938.3	10,100
Third*	3,207.1	34,521
Second	3,167.1	34,090
First	3,064.3	32,984
Total	10,376.8	111,695

* Plus an external balcony overlooking the river

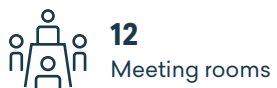
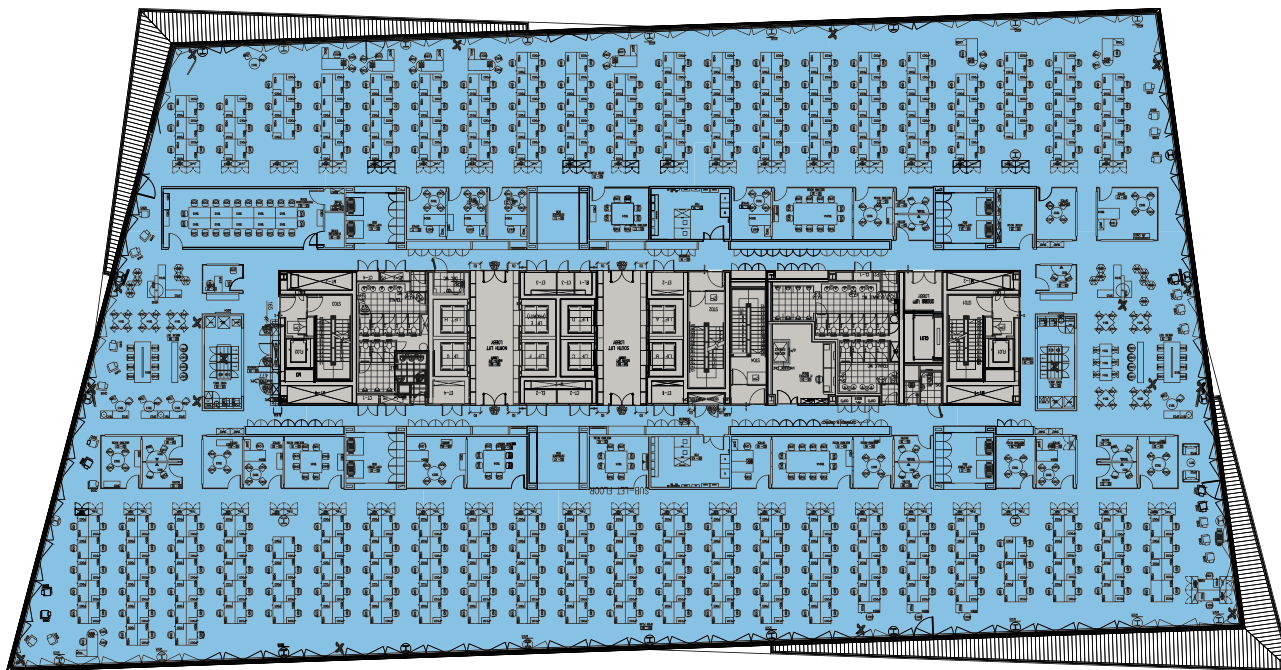


SECOND FLOOR SPACE PLAN

34,090 Sq Ft / 3,167.1 Sq M



River Thames



For indicative purposes only. Not to scale.



CLICK TO VIEW
2ND FLOOR
VIRTUAL TOUR

RIVERBANKHOUSE.LONDON

TERMS

Upon application.

VIEWINGS

Strictly through sole letting agents.

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