

EIGHTEEN  
ST SWITHIN'S LANE  
EC4

5,056 Sq Ft  
Plug & Play Office Space

# PLUG & PLAY 4TH FLOOR AVAILABLE NOW

18 St Swithin's Lane occupies a prominent City location, the spacious and modern reception provides an impressive sense of arrival.

The 4th floor is available in fully fitted condition, providing an ideal solution for immediate occupation.



Breakout space

## SPECIFICATION



Plug & Play



VRV air conditioning



Pre-installed fibre



Accessible raised floor



Modular LED lighting



Manned reception



Bicycle and shower facilities



3 x 10 person passenger lifts

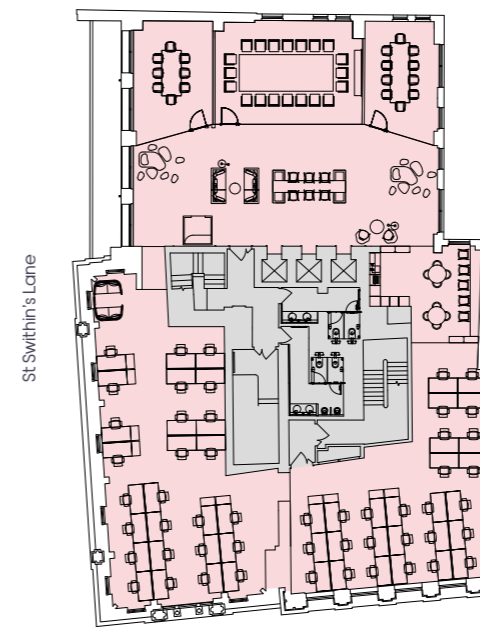


Main reception



Workspace

## 4TH FLOOR 5,056 SQ FT (470 SQ M)



● Floor ● Core  
⚠ For indicative purposes only. Not to scale.



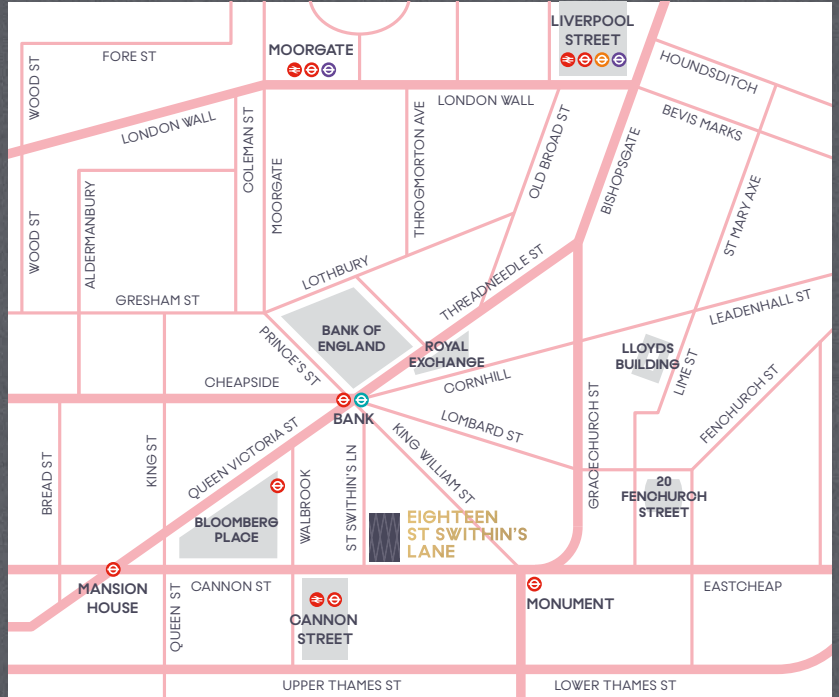
Meeting room

### OCCUPANCY BREAKDOWN

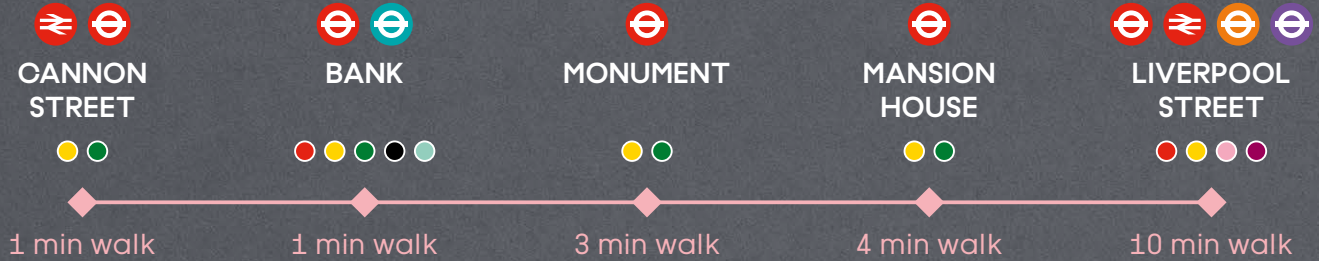
Open plan desks	52
8 person meeting rooms	1
10 person meeting room	1
20 person boardroom	1
Client touchdown	6
Phone booth	1
Kitchen	1
Breakout areas	3
<b>Total Occupancy</b>	<b>52</b>

# IN THE HEART OF THE CITY

The building is located immediately opposite Cannon Street Station, serviced by the District & Circle underground lines and mainline rail network. Bank Station is only 100 metres away with additional links to the Northern, Central, Waterloo & City, Circle, District and DLR lines. Together these stations provide access across London and beyond.



## CONNECTIVITY



## VIEWING

Strictly through joint sole letting agents.

## TERMS

Upon request.

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