

13 St Swithin's Lane

TO LET





London, EC4N 8AL
Office



 **RENT**
£5,900
(Pcm incl rates & s/c)

 **RENT**
£47.50
(per sq ft pa excl.)

 **SERVICE CHARGE**
£13.12
(per sq ft pa excl.)

 **RATES PAYABLE**
£18.23
(per sq ft pa ye April 2025)

 **EPC RATING**
B



843 sq ft
78.3 sq m

Location

The property is located on St Swithin's Lane equidistant from Bank and Cannon Street stations. The property has been comprehensively refurbished.

The entrance hall is of excellent standard with a prominent tenant's board and 8 person passenger lift serving all floors.

Bank and Cannon Street stations are within close walking distance. There is extensive shopping and restaurants.

Description

The available accommodation comprises of the 3rd floor which benefits from a newly installed kitchen, a meeting room and CAT 6 cabling in situ. The office unit benefits from an additional storage space in the basement.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Third	843	78.3
Basement	29	2.7
Total	843	78.3

Amenities



Prestigious Entrance



Air Con



Suspended Ceiling



24/7 Access



Basement Storage



Passenger Lift



Kitchen



Shower Facilities

Further information

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

£47.50 per sq ft pa excl.

Service Charge

The current on account budget is £13.12 per sq ft pa excl.

Business Rates

Estimated at £18.23 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

The EPC rating is B.

VAT

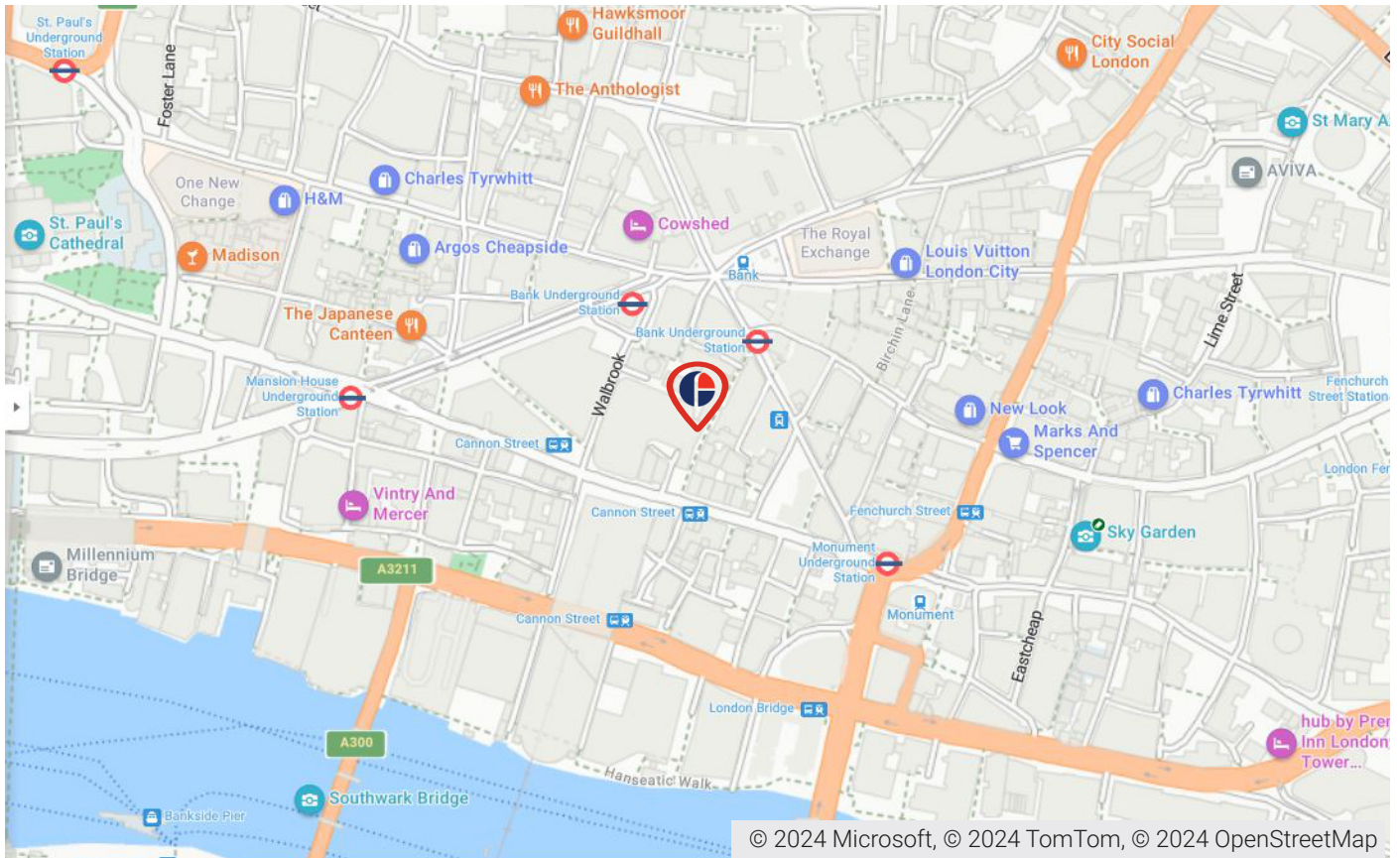
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT).

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.



13 St Swithin's Lane, London EC4N 8AL



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Approximate Travel Distances



Locations

- Cannon Street Underground Station - 2 min walk
- London Cannon Street Commuter Rail - 2 min walk
- Bank DLR Station - 3 min walk
- Bank Underground Station - 4 min walk



Contact



Richard Clarke



020 7367 5530



07887 821 259



richard.clarke@fishergerman.co.uk



Doug Gordon



020 7747 3117



07884 408 136



doug.gordon@fishergerman.co.uk



Jessie High



020 7747 3142



07467 727 210



jessie.high@fishergerman.co.uk

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Particulars dated April 2024 Photographs dated 2022



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