ST SWITHIN'S LANE

A new foundation for business

LONDON, EC4





THE BUILDING

17 St Swithin's Lane, EC4 is a brand new office development of unparalleled quality designed by the award winning Fletcher Priest Architects.

> The building provides 16,270 sq ft of exceptional Grade A office space.

> > 2 / 3

THEATON

LIVERPOOL STREET ↔ ₹ Crossrail due 2019

BROADGATE

MOORGATE 🕀 Crossrail due 2019

> BANK OF ENGLAND

THE NED

ROYAL EXCHANGE

EASTERN

TOWER CLUSTER

ROTH<u>SCHILD</u>

(nero) entr

WALBROOK

BLOOMBERG ARCADE 20 FENCHURCH STREET

MONUMENT O

ST SWITHIN'S LANE

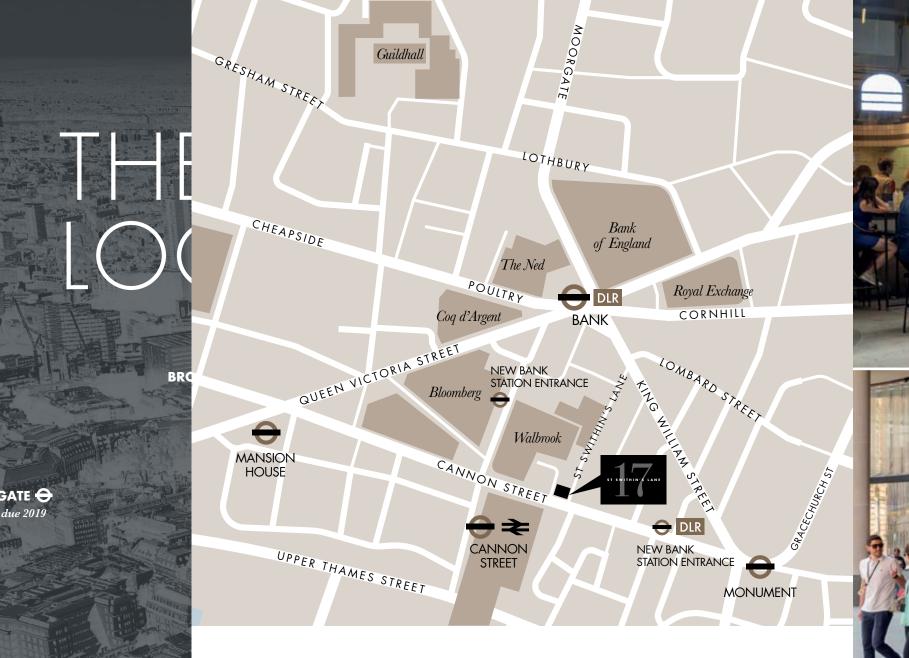
BANK
DLR
(new entrance)

CANNON STREET ⊖ ₹

This brand new development is ideally located in an iconic City location, 2 minutes' walk from Bank station and directly opposite Cannon Street station.

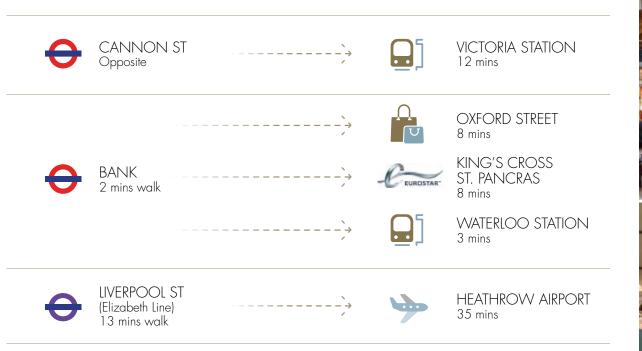
Situated in the heart of the City of London, 17 St Swithin's Lane is surrounded by new, vibrant amenities including The Ned, the Royal Exchange, Bloomberg retail and a vast array of gyms and health clubs.

The building also offers unrivalled transport connections providing exceptional connectivity across London. MOORGATE 🕀 Crossrail due 2019



CONNECTIVITY

Easy and convenient access to the Underground, National Rail, Crossrail and the DLR.



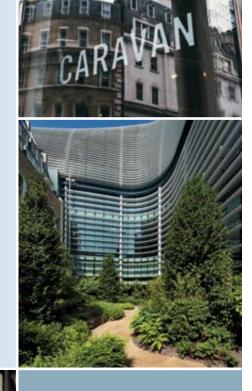


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3 MINS WALK

Malibu Kitchen British Ned's Feast Kaia Millie's Lounge The Nickel Bar Cecconi's Zobler's Deli & Diner



GET ACTIVE

ALL WITHIN 5 MINS WALK

Virgin Active Gymbox Athlete LAB Morefit Nuffield Health Fitness & Wellbeing Gym

BLOOMBERG ARCADE

1 MIN WALK

Caravan Vinoteca Homeslice Bleecker Koya Bar Ahi Poké Brigadiers





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THE OFFICES

ST SWITHIN'S LANE

17 St Swithin's Lane has been designed to BREEAM Excellent and includes brand new floor by floor air conditioning allowing occupiers full control, fully accessible raised floors, new double glazed windows and LG7 compliant lighting. Hyperoptic cabling is pre-installed to the floors providing occupiers with instantaneous high-speed fibre optic broadband. The building also benefits from excellent quality shower and locker facilities, a towel service, and internal bicycle storage.



ST SWITHIN'S LANE

17 ST. SWITHIN'S LANE



ACCOMMODATION

The building provides the following floor areas measured on a net internal area (NIA) basis:

NIA AREA (SQ FT)	SQ M
636	59
2,269	211
2,509	233
2,504	233
2,757	256
2,758	256
2,371	220
466	43
16,270	1,511
	636 2,269 2,509 2,504 2,757 2,758 2,371 466



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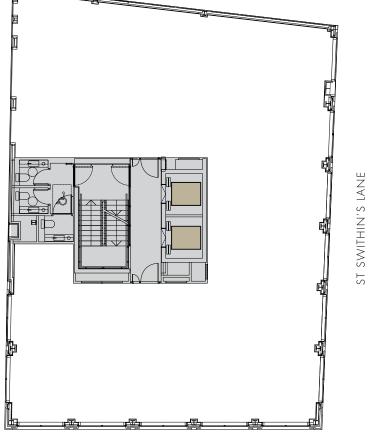




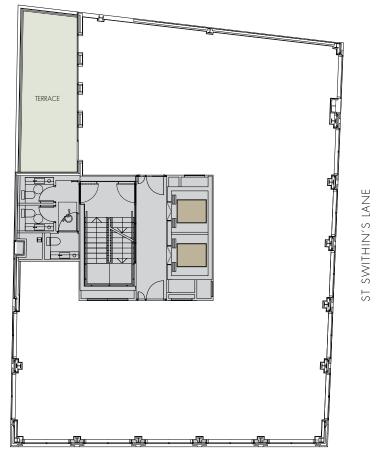
CANNON STREET

and for indicative purposes only





CANNON STREET

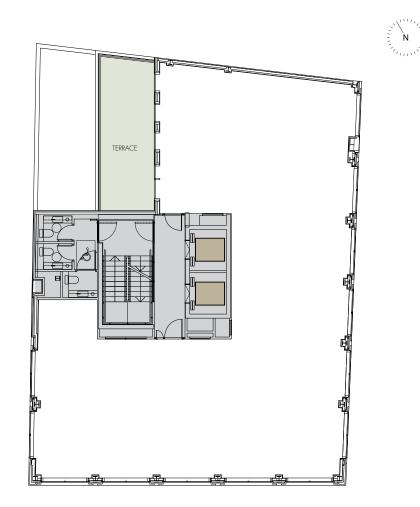


CANNON STREET

TERRACE floor (6th floor)

2,269 SQ FT 211 SQ M

KEY		
OFFICES		
	EXTERNAL TERRACE	
	CORE	
	LIFTS	



TERRACE floor (7th floor)

636 SQ FT 59 SQ M



PLANT ENCLOSURE ò TERRACE

ALTERNATIVE MIXED Space plan

2,758 SQ FT 256 SQ M

KEY	
	OFFICES
	CORE
	LIFTS

Open plan desks 8 person meeting room Individual office space Kitchenette/tea point space Waiting area/reception Total desk occupancy Total occupancy ratio	
Individual office space Kitchenette/tea point space Waiting area/reception Total desk occupancy	Open plan desks
Kitchenette/tea point space Waiting area/reception Total desk occupancy	8 person meeting room
Waiting area/reception Total desk occupancy	Individual office space
Total desk occupancy	Kitchenette/tea point space
	Waiting area/reception
Total occupancy ratio	Total desk occupancy
	Total occupancy ratio

PURE OPEN PLAN/ high density SPACE PLAN (2ND FLOOR)

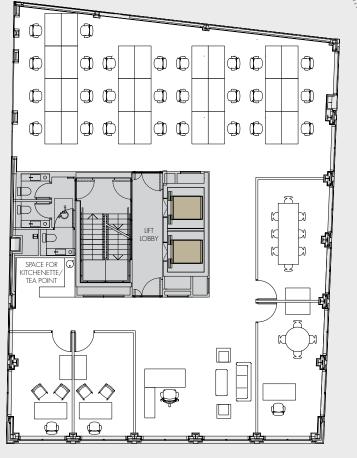
2,758 SQ FT 256 SQ M

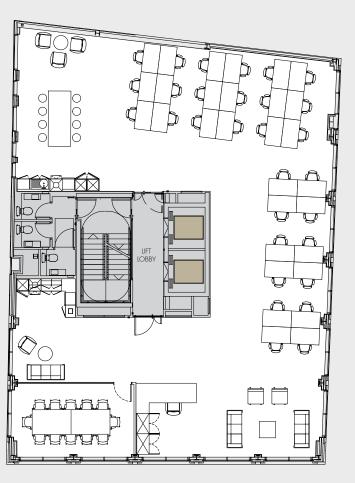
K	EY	
	OFFICES	
	CORE	
	LIFTS	

30
1
1
1
1
1
1:8 sq m

Floorplans are not to scale and for indicative purposes only

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Specification

NEW VRV AIR CONDITIONING	LED LIGHTING	1:8 OCCUPATION DENSITY
2.6 M FLOOR TO CEILING HEIGHT	100MM RAISED FLOOR	ROOF TERRACES ON LEVELS 4, 6 & 7
2 X 10 PERSON PASSENGER LIFTS	CYCLE LIFT	4 SHOWERS WITH DRYING FACILITIES AND TOWEL SERVICE
23 BICYCLE RACKS AND 30 LOCKERS	BREEAM EXCELLENT & EPC 'A' RATING	hyperoptic UP TO 1GB OF INSTANTANEOUS BROADBAND
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ICONIC CITY VIEVNS AT ST SWITHIN'S LANE



A DEVELOPMENT BY LONDON



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17stswithinslane.com

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