



TWO SEETHING LANE

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LONDON EC3

2seethinglane.co.uk

31,000 sq ft of Grade A offices



2 Seething Lane offers contemporary Grade A office accommodation behind a beautifully retained Victorian façade in a prime City location.



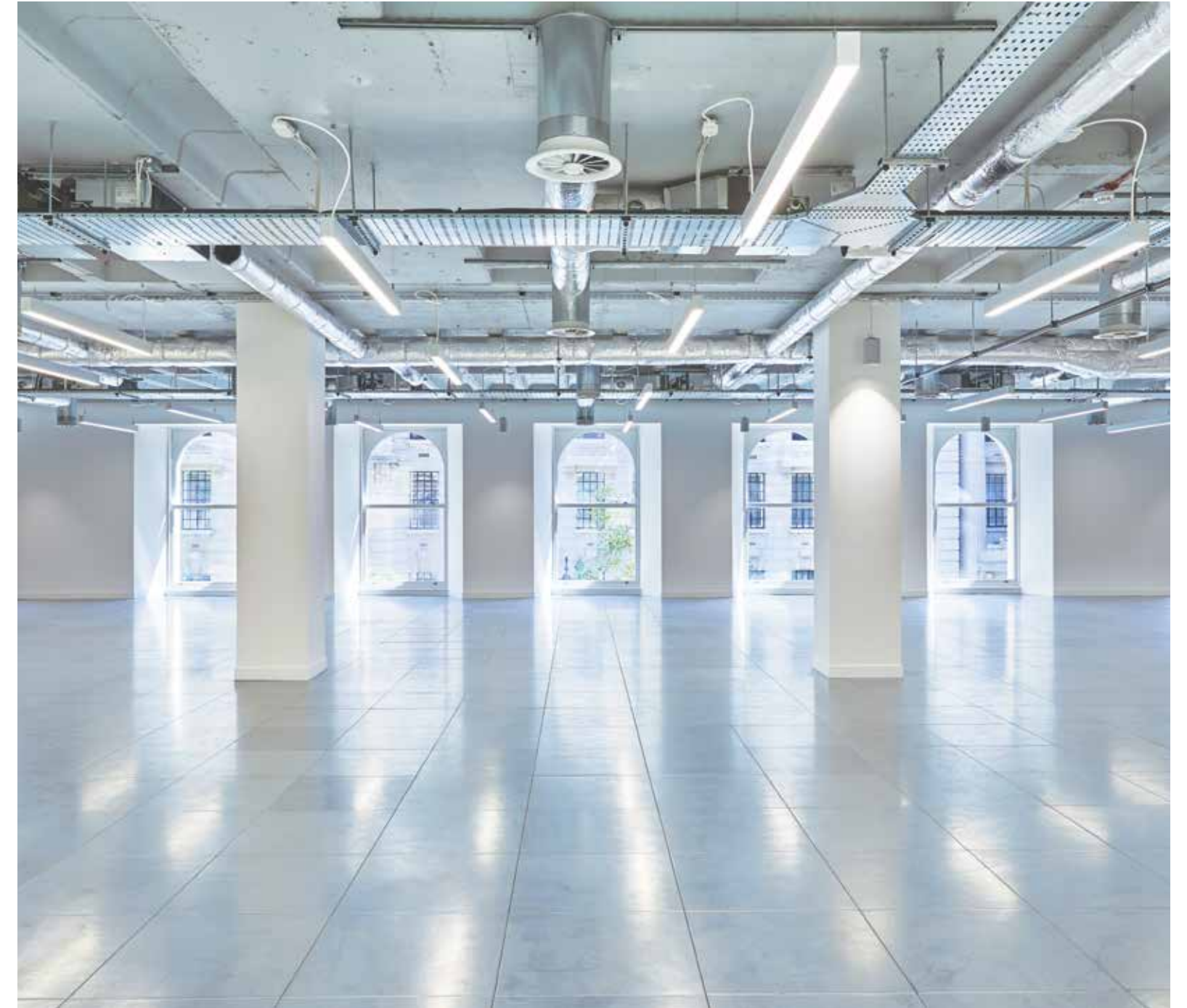
TWO SEETHING LANE

The Building

2 Seething Lane has undergone a full refurbishment. The property comprises 30,889 sq. ft of Grade A office accommodation arranged over lower ground, ground and seven upper floors. The creation of the additional 7th floor provides a 'glass box' style office with outstanding views of Tower Bridge and the Tower of London. The building features exceptional roof terraces on the upper floors.



TWO SEETHING LANE ~ THE BUILDING



2nd floor

6

TWO SEETHING LANE ~ THE BUILDING



6th floor

7

TWO SEETHING LANE ~ THE BUILDING



7th floor

Extensive terraces on upper floors providing outstanding views of Tower Bridge, The Shard, Canary Wharf and the City Skyline.

Roof terrace	1,368 SQ. FT
7th floor terrace	961 SQ. FT
Lower ground floor patio	224 SQ. FT



View from the roof terrace



View from the 7th floor roof terrace

Location & Lifestyle

The property is located in the City of London, on the west side of Seething Lane with Fenchurch Street to the north and Mark Lane running adjacent to the west; opposite the Trinity Square Garden development.

Map Key

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

Gyms

- 16 Fitness First
- 17 Third Space
- 18 Virgin Active









Occupiers

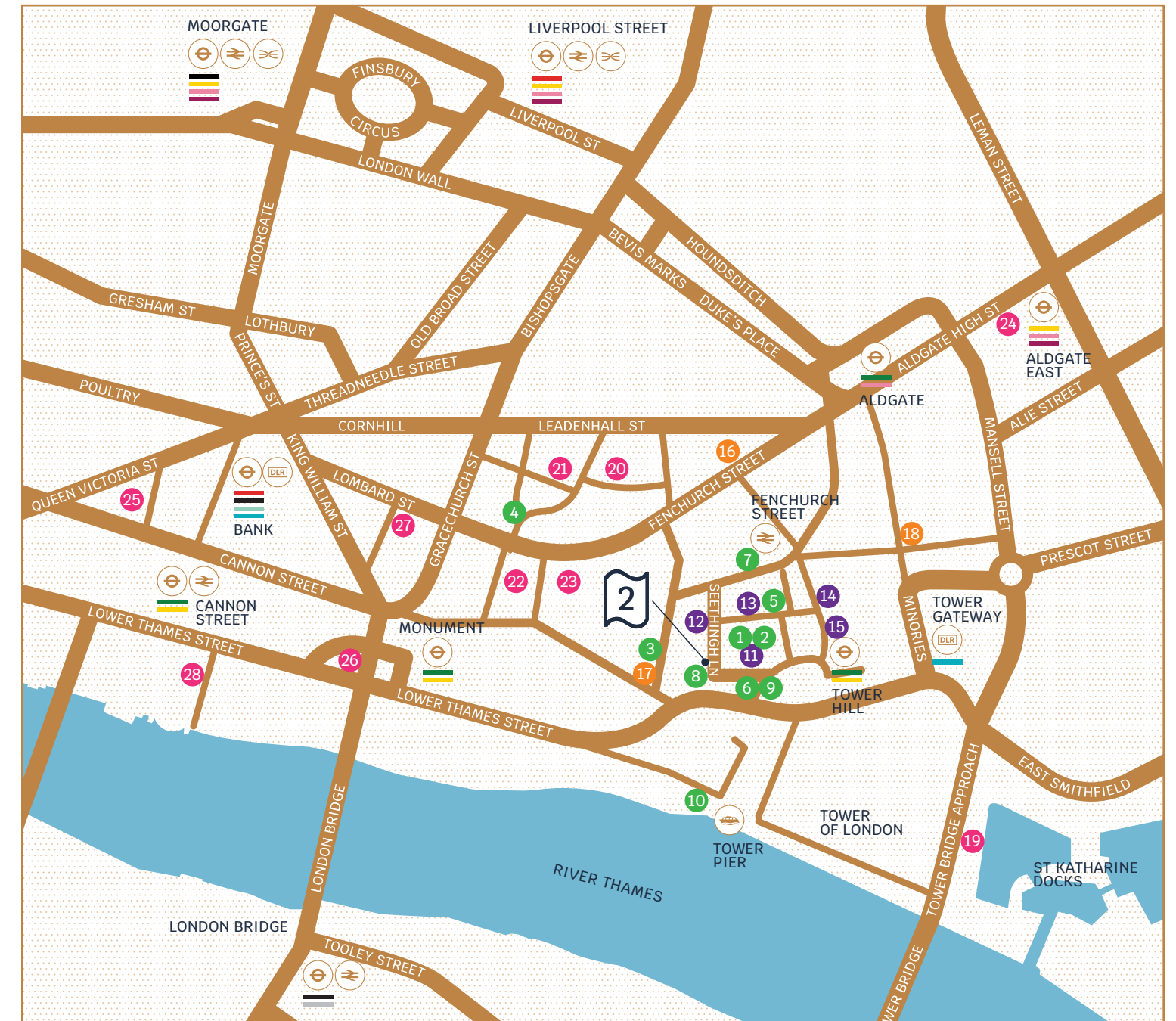
- 19 WeWork
- 20 Willis
- 21 Lloyds of London
- 22 Jane Street Capital
- 23 Accenture
- 24 Uber
- 25 Bloomberg
- 26 Wells Fargo
- 27 St James's Place
- 28 Nomura

Transport

The property is well connected, located in close proximity to Circle and District lines underground stations, DLR, National Rail stations.

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	8 Minutes





View from 2 Seething Lane

Specification

The office has undergone a comprehensive refurbishment to provide a modern Grade A office scheme with exposed services.

-  New LED lighting
-  New exposed VRV air conditioning system
-  Building designed for 1:8 occupancy
-  24 hour access
-  Newly refurbished reception and entrance
-  Large terraces with exceptional views on upper floors
-  New raised floors
-  Minimum 3m floor to ceiling height (upper floors)
-  2 new passenger lifts
-  Bicycle racks & shower facilities



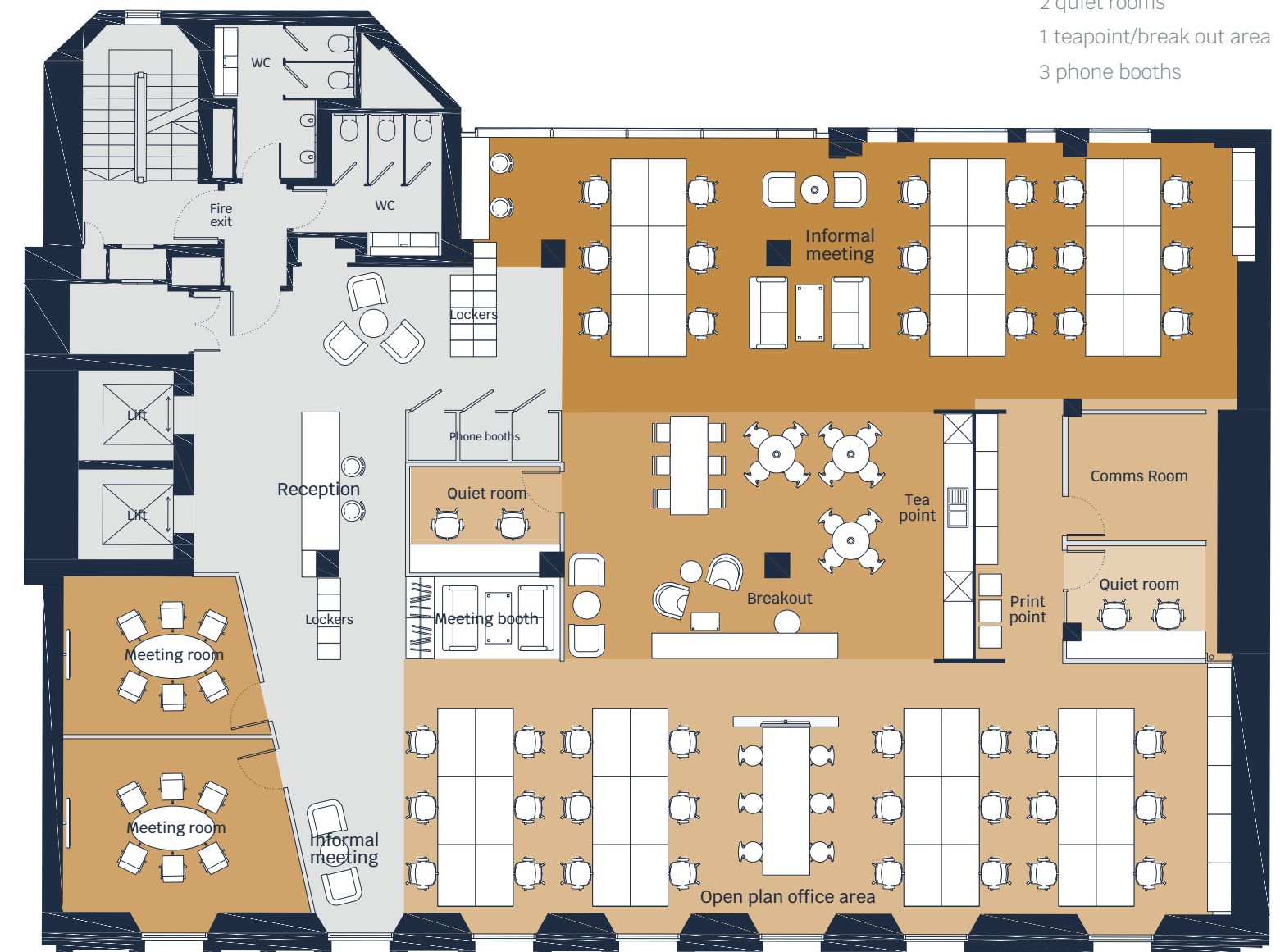
Floor Areas & Plans

Schedule of Areas

FLOOR	SQ. FT	SQ. M
7th Floor	2,094	195
6th Floor	3,619	336
5th Floor	3,897	362
4th Floor	3,943	366
3rd Floor	3,930	365
2nd Floor	3,911	363
1st Floor	3,895	362
Ground	2,957	275
Lower Ground	2,347	218
TOTAL	30,593	2,842
TERRACE/PATIO	SQ. FT	SQ. M
Roof Terrace	1,382	128
7th Floor Terrace	934	87
Lower Ground Floor Patio	222	21

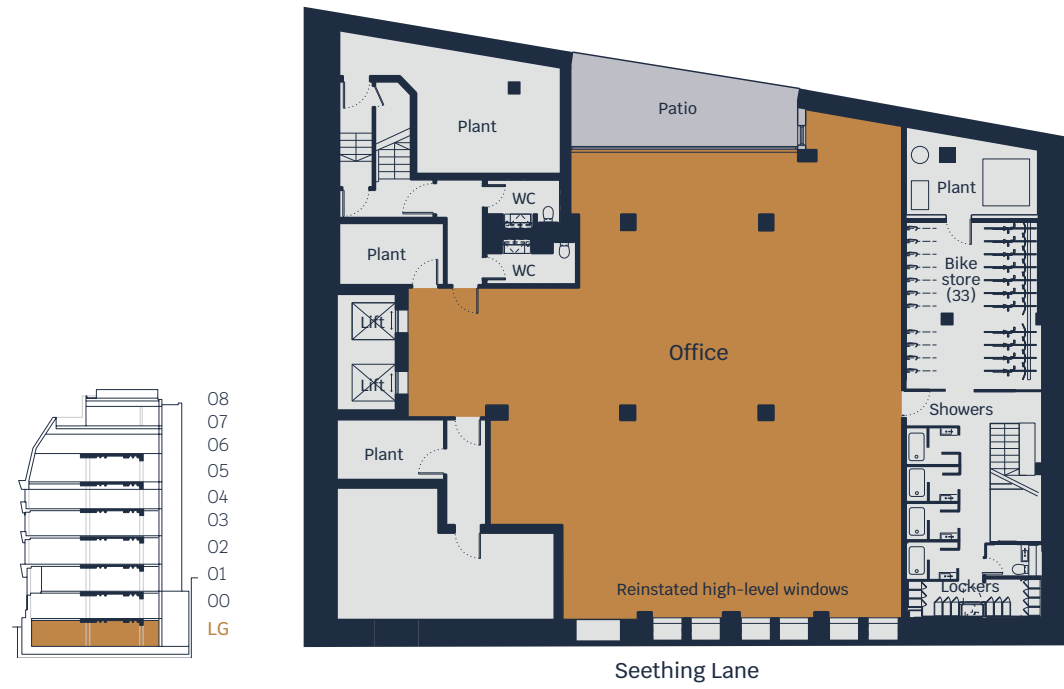
Open Plan Layout - Typical Floor

- 48 desks
- 2 meeting rooms
- 2 quiet rooms
- 1 teapoint/break out area
- 3 phone booths



Seething Lane

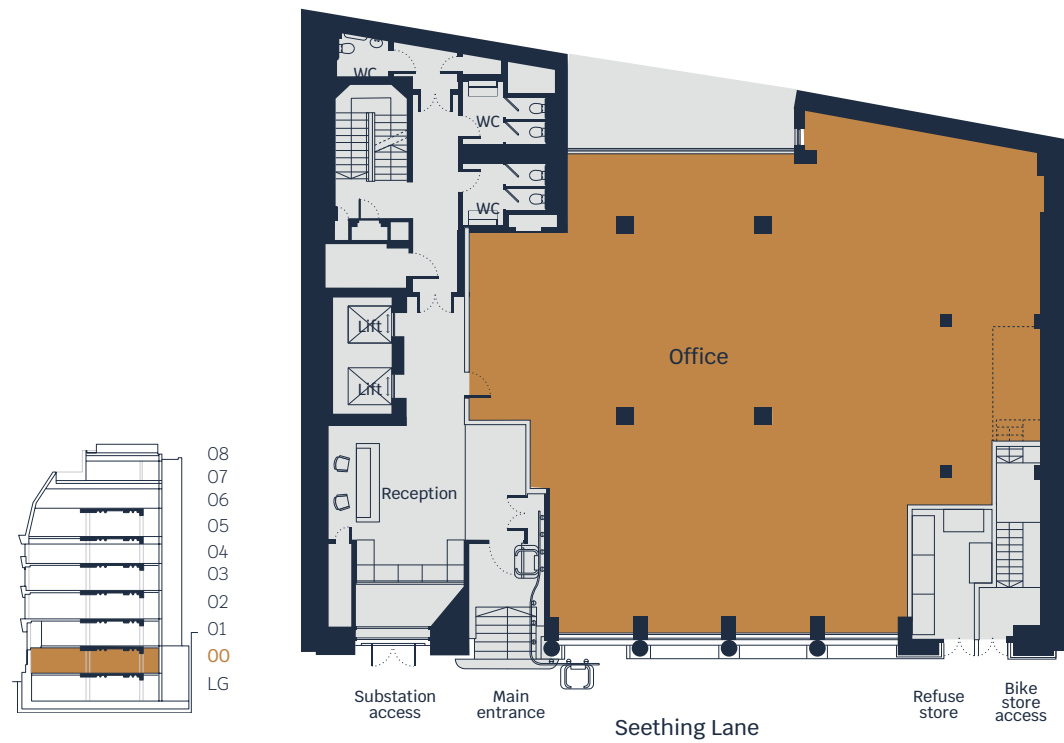
Lower Ground Floor



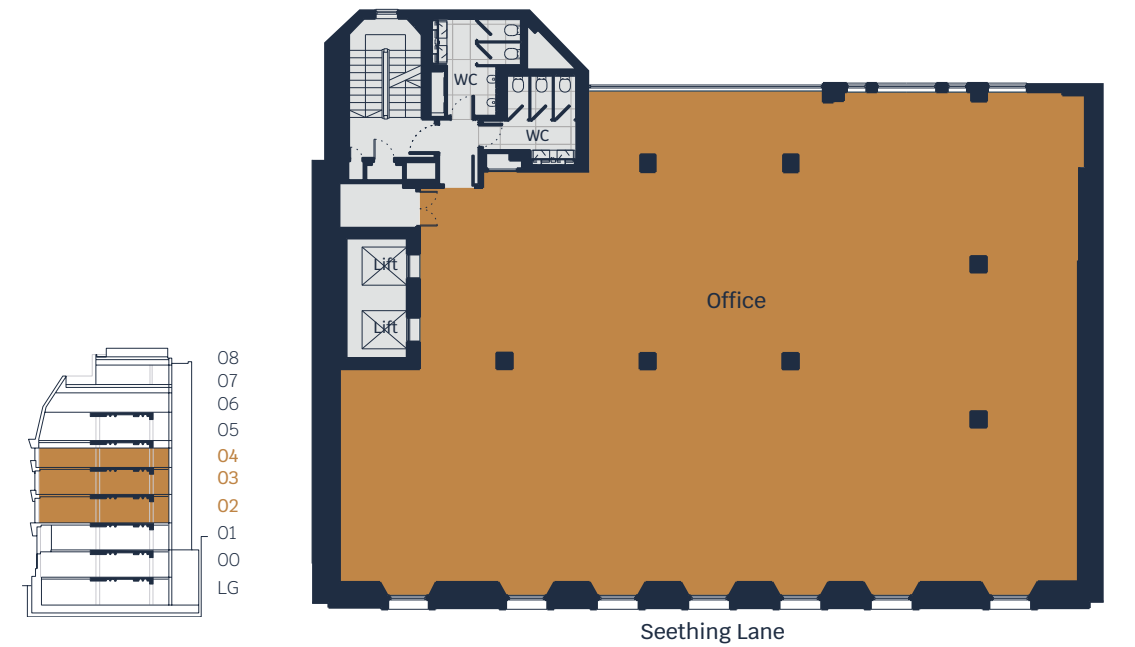
First Floor



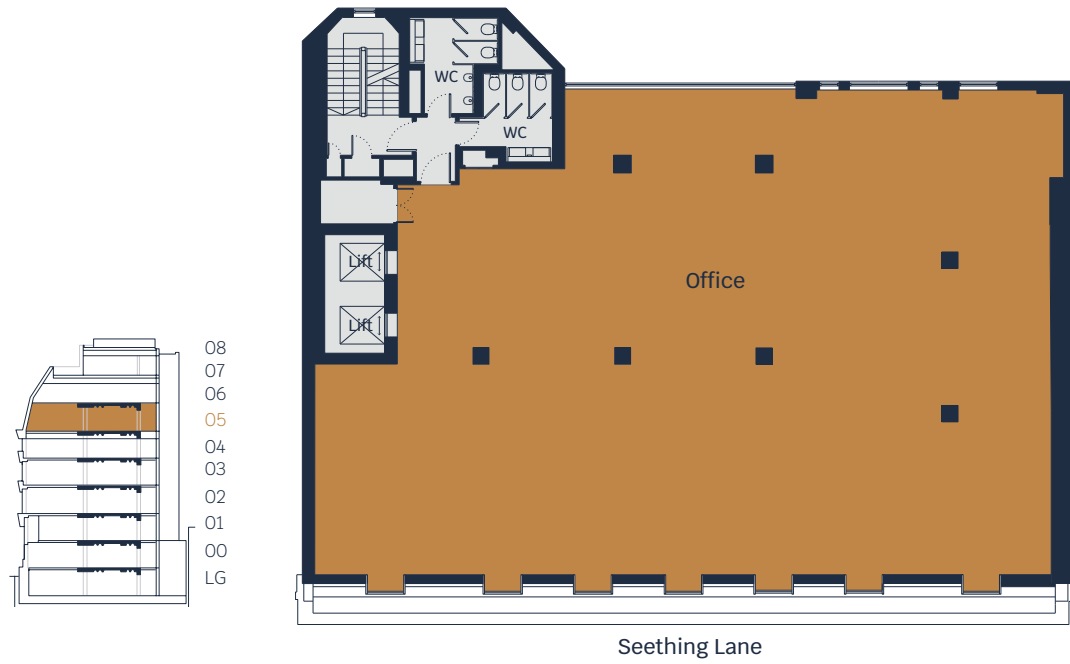
Ground Floor



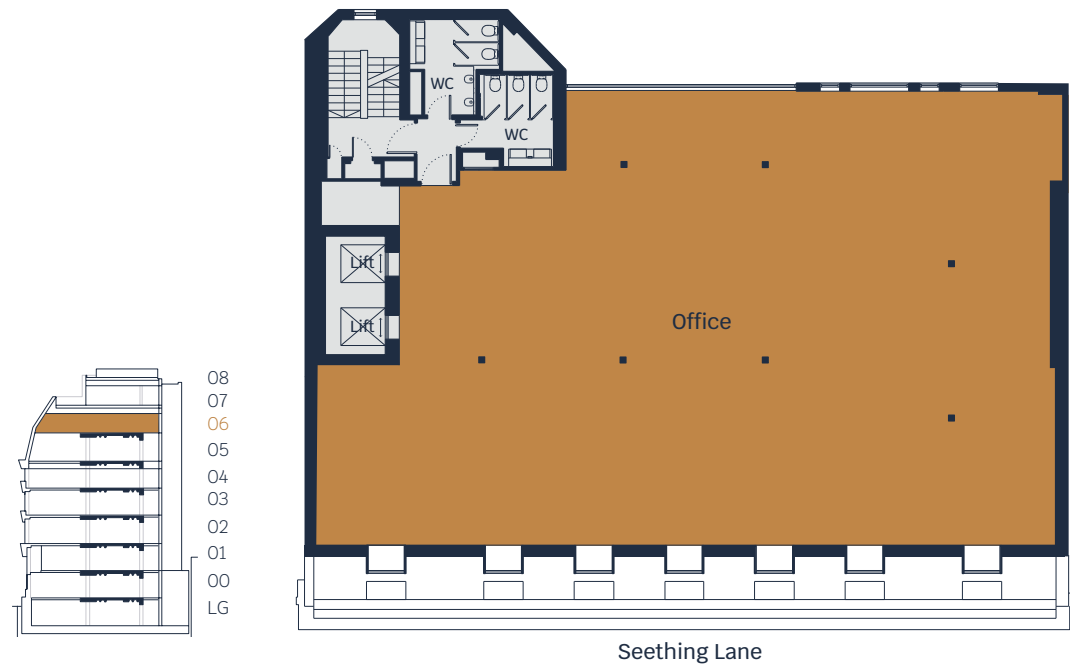
Second to Fourth Floors



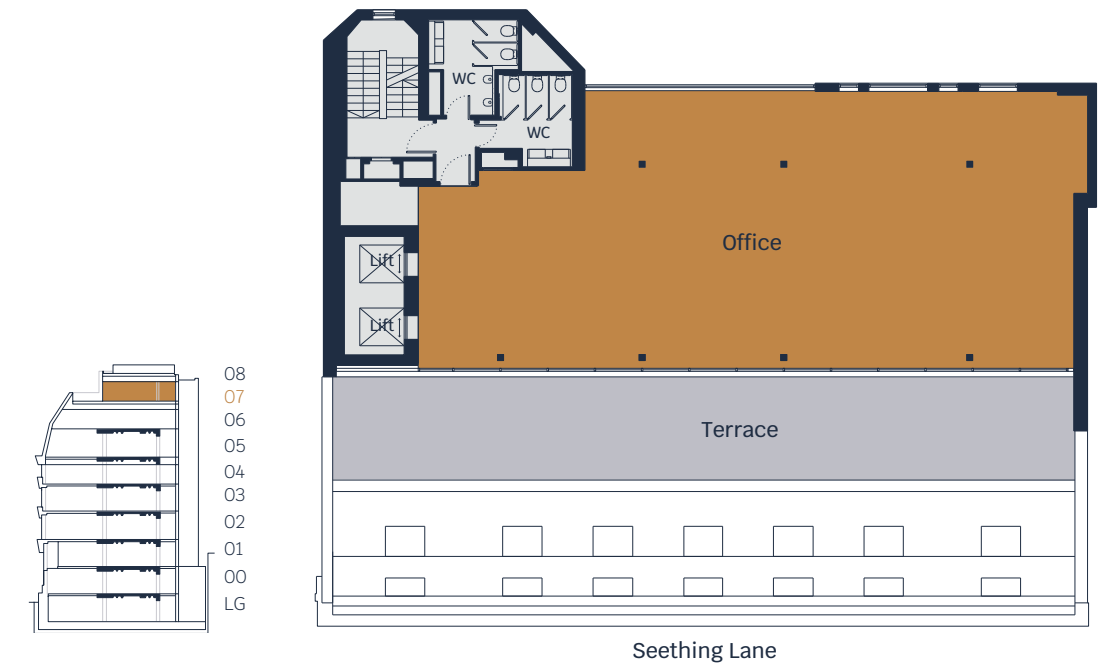
Fifth Floor



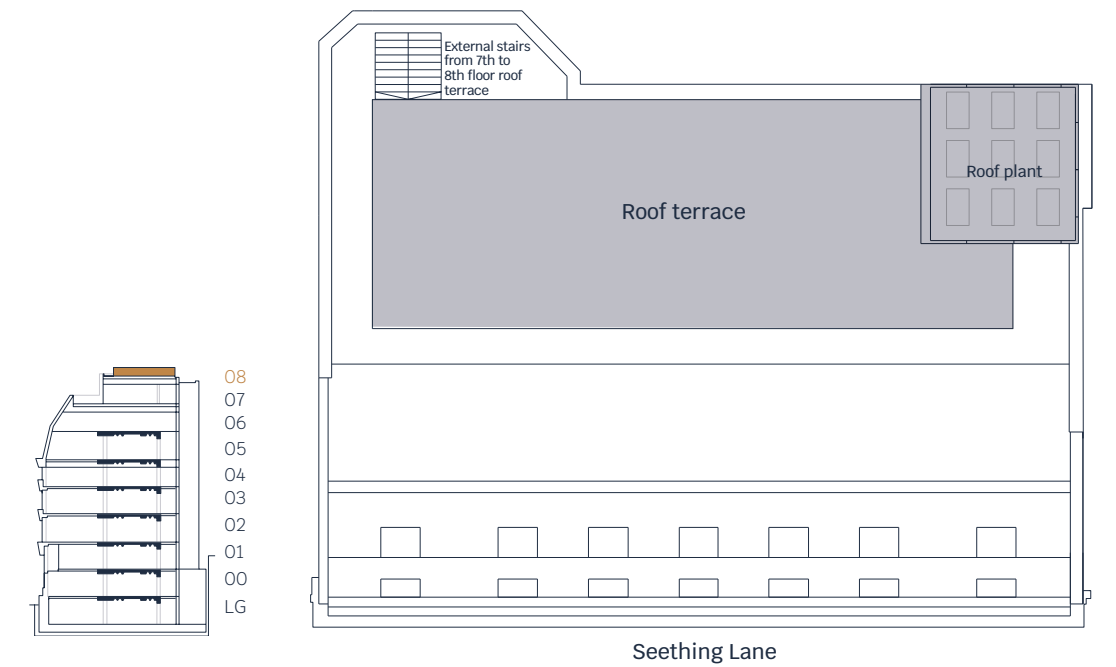
Sixth Floor



Seventh Floor



Roof terrace





TWO SEETHING LANE ~ CONTACTS

Terms: Floor by floor new lease(s) are available direct from the Landlord for a term by arrangement.

Contact

To arrange a viewing or request further information please contact our agents:

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OTTER HUNT**



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