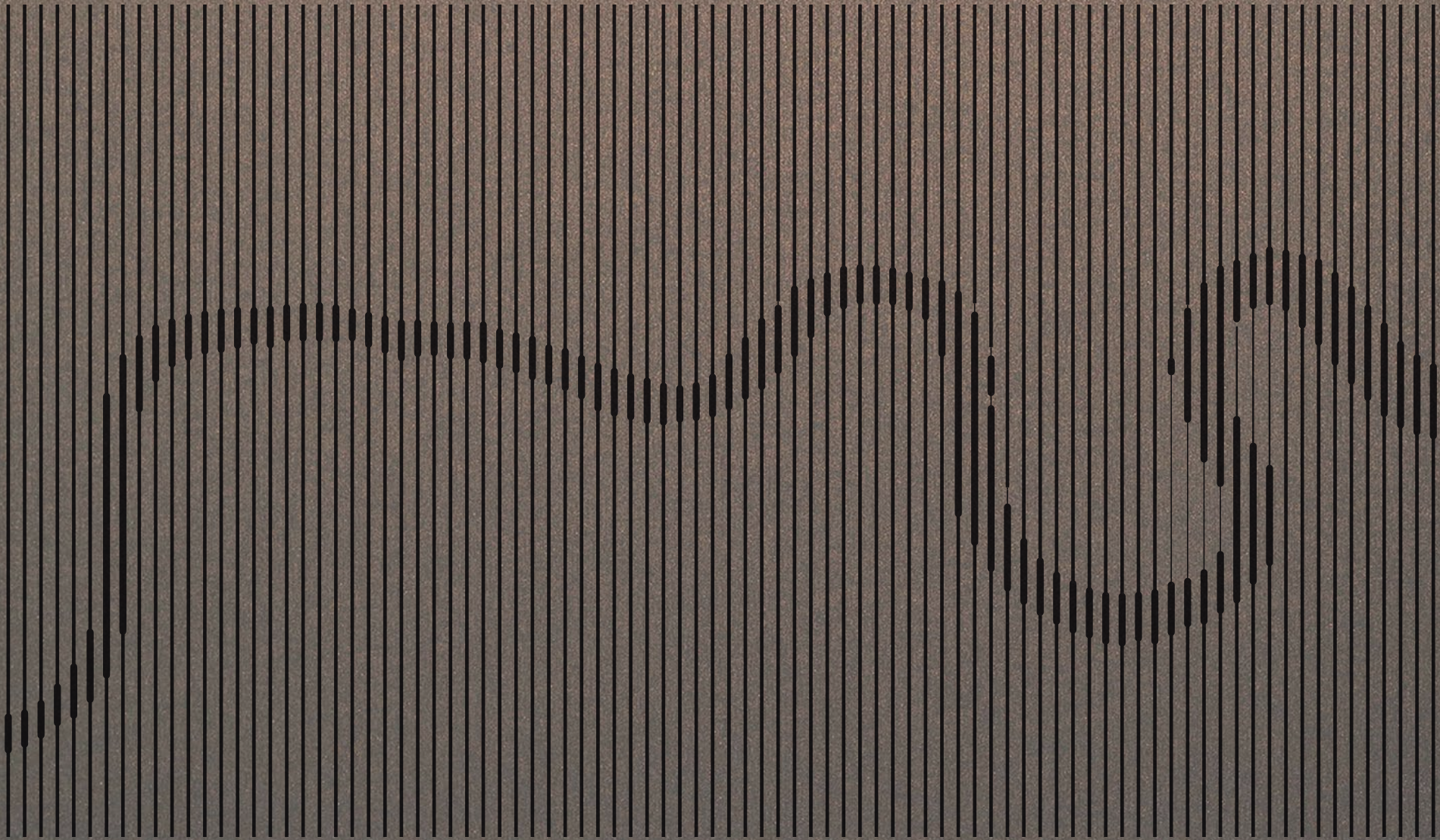


# RIVERBANK HOUSE



2 SWAN LANE / LONDON EC4







STUNNING  
RIVERSIDE OFFICES  
AVAILABLE IN A  
RANGE OF SIZES



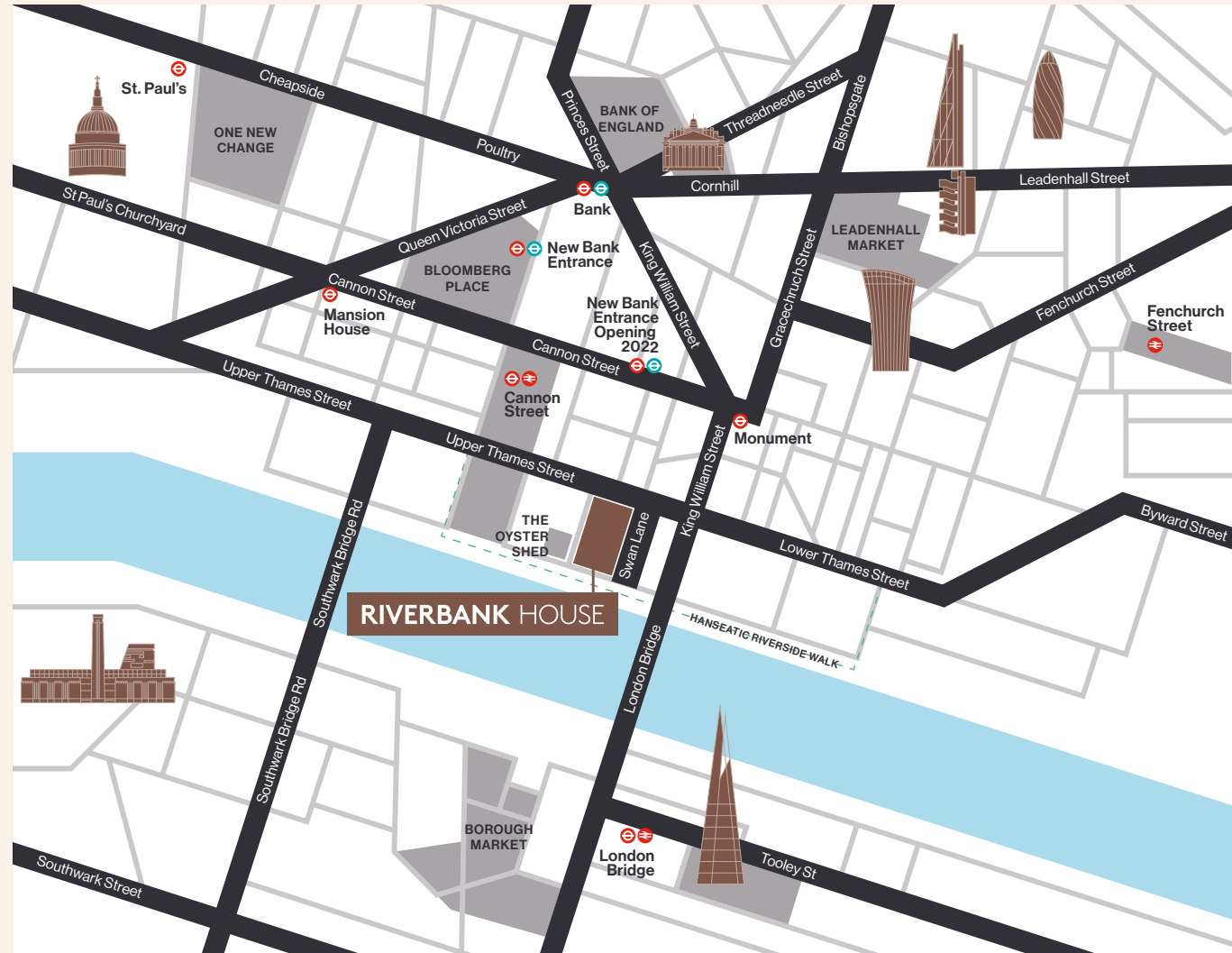


## LOCATION



# SURROUNDED BY SPEEDY CONNECTIONS



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.







## CONNECTIVITY



Cannon St  
  
  
**2** MINUTE WALK

Bank  
  
  
**5** MINUTE WALK

London Bridge  
  
  
**8** MINUTE WALK

Fenchurch St  
  
  
**9** MINUTE WALK

Moorgate  
  
  
**11** MINUTE WALK

Liverpool St  
  
  
**12** MINUTE WALK



LOCATION



AMENITIES  
ON YOUR  
DOORSTEP





**LOCATION**

AMONGST ICONIC  
CITY FAVOURITES  
AND LANDMARKS

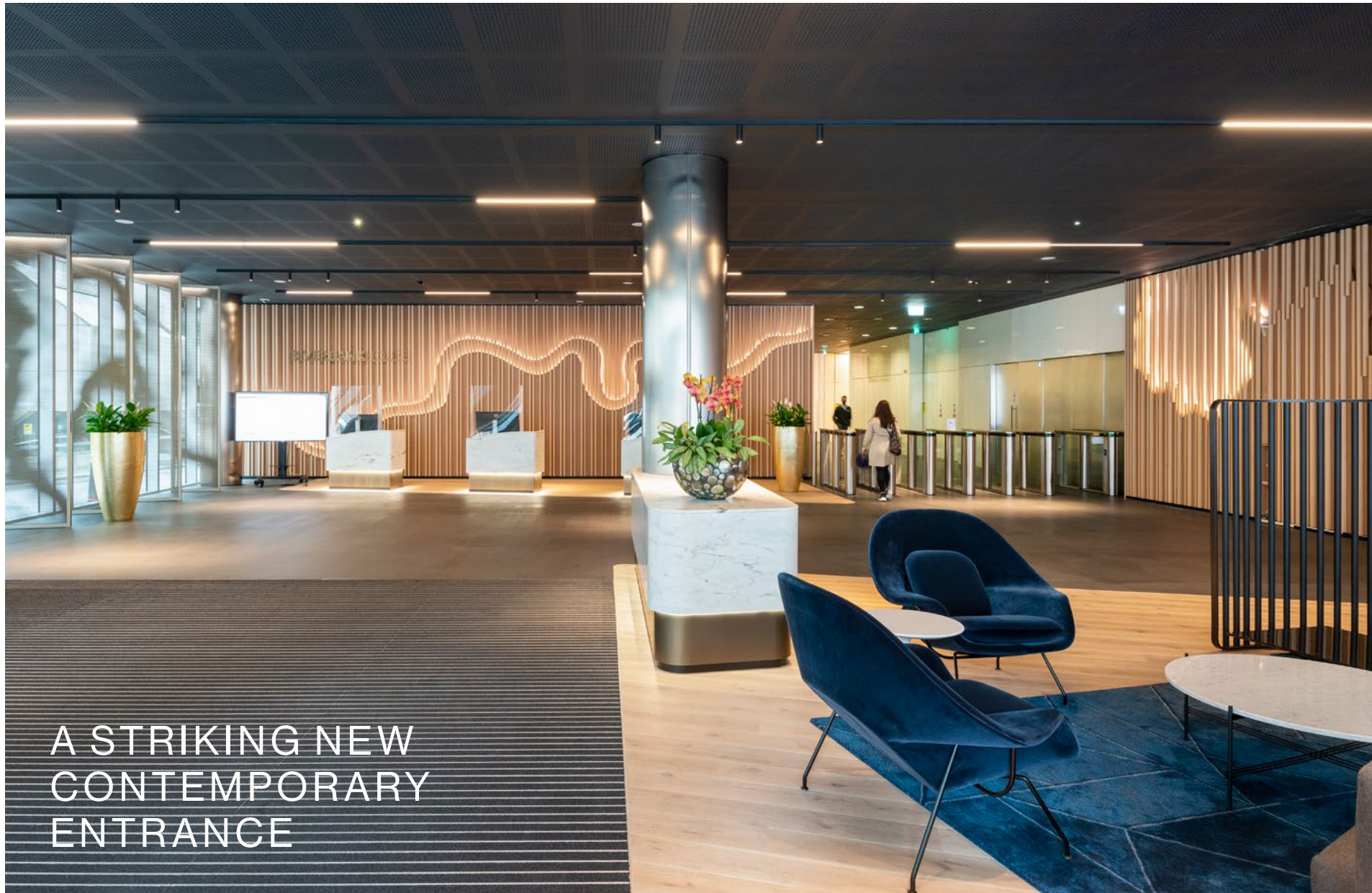






**THE BUILDING**

Ground floor reception



A STRIKING NEW  
CONTEMPORARY  
ENTRANCE





## THE BUILDING



## WITH AN IMPRESSIVE RECEPTION AREA



The reception at Riverbank House has undergone a full refurbishment and now provides an impressive contemporary welcome to the building. The striking River Thames artwork behind the reception desks provides a feature backdrop with an impressive reception area.



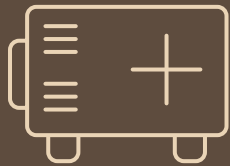


**THE BUILDING**

**SHARED  
FACILITIES**



**Basement bicycle  
and parking facilities**



**Shared emergency  
generators**



**Extra critical  
cooling capacity**



**Shower &  
changing facilities**



**M&E  
help desk**



**24 hour  
manned security**



**Reception area with  
equal tenant status**



**Coffee bar  
and café**



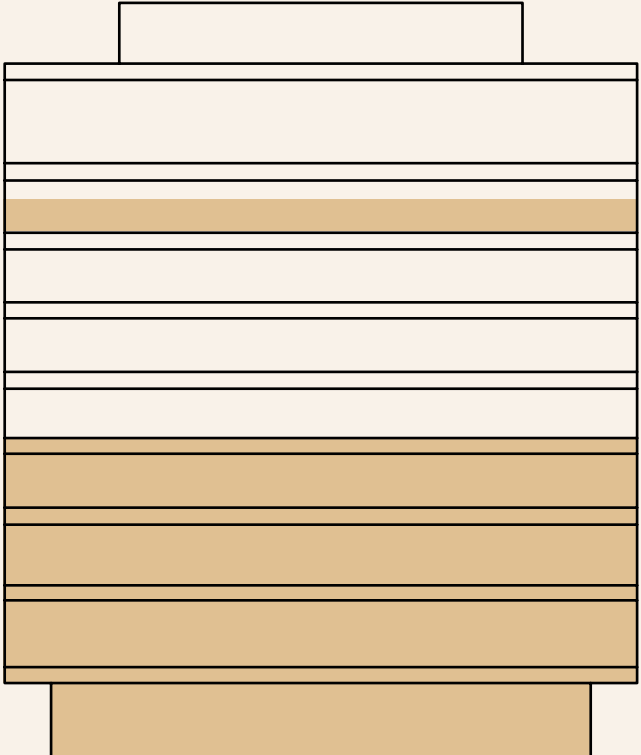




**ACCOMMODATION**

UP TO 125,688 SQ FT  
AVAILABLE ACROSS  
FIVE FLOORS

FLOOR	SQ FT	OCCUPIER
9th	–	fieldfisher
8th	–	fieldfisher
7th	10,100	Available
6th	–	Man Group plc
5th	–	Man Group plc
4th	–	Man Group plc
3rd*	34,532	Available
2nd	34,090	Available
1st	32,984	Available
Ground	13,993	Available
<b>TOTAL</b>	<b>125,688</b>	



\*with river balcony








**ACCOMMODATION**

GROUND FLOOR  
13,993 SQ FT / 1,300 SQ M



River Thames

 **N** For indicative purposes only. Not to scale.



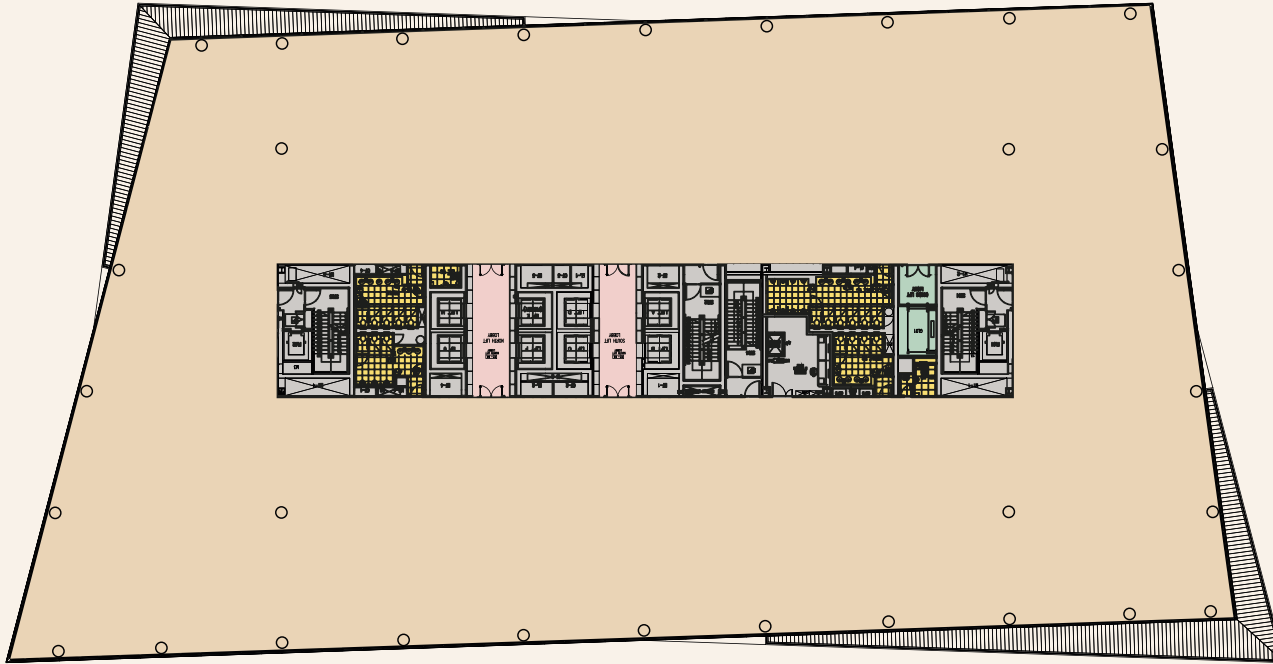
- Office
- Reception
- Core
- Goods lift lobby
- WCs
- Café
- Bike lifts






**ACCOMMODATION**

TYPICAL CLEAR FLOOR  
34,090 SQ FT / 3,167 SQ M



River Thames

 **N** For indicative purposes only. Not to scale.



- Office
- Reception lift lobby
- Core
- Goods lift lobby
- WCs



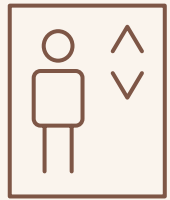


**ACCOMMODATION**

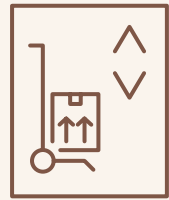
# BUILDING SPECIFICATION



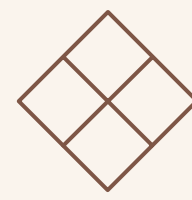
**Four pipe fan coil  
air conditioning**



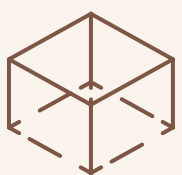
**8 x 2 person  
passenger lifts**



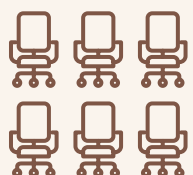
**3,000kg  
goods lift**



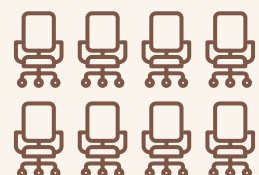
**1.5m  
planning grid**



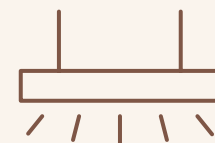
**Fully accessible  
raised floors**



**Occupancy ratio  
1:6 sq m Levels 1 & 2**



**Occupancy ratio  
1:8 sq m Level 3**



**New LED  
lighting throughout**







## THE SPACE

Typical Floor







## THE SPACE



CONTEMPORARY  
SPACE AVAILABLE CAT A  
OR FULLY FITTED

The available floors comprise both refurbished Cat A and fully fitted accommodation. The space overlooks the River Thames and landmarks, providing ideal light-filled workspace suitable for a range of tenants.

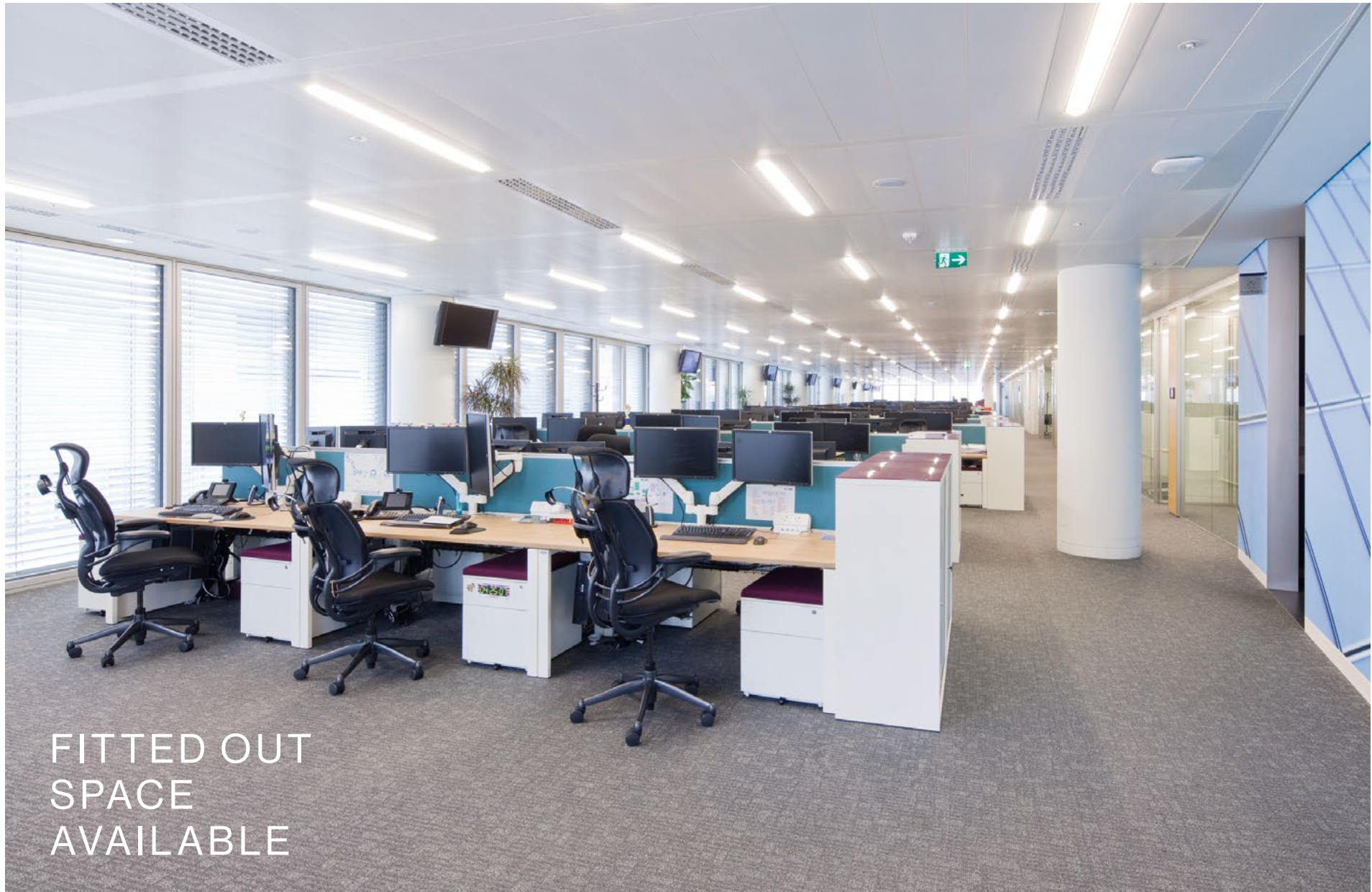






**THE SPACE**

2nd Floor



FITTED OUT  
SPACE  
AVAILABLE





**THE SPACE**

Terrace views on 3rd floor



A SPACIOUS TERRACE  
WITH IMPRESSIVE  
RIVER VIEWS



THE SPACE

# SUSTAINABILITY FEATURES



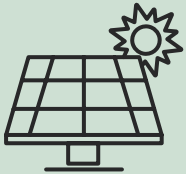
Zero waste policy. All energy consumed from 100% renewable sources



Heat sensors for efficient heating and cooling



High fresh air quality to offices



PV cells on roof



Carbon neutral due to offsetting policy



BREEAM Excellent





## FURTHER INFORMATION

### VIEWINGS

Strictly through  
sole letting agents.

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020 7338 4430

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**Mike Umfreville**

020 7338 4829

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### TERMS

Upon application.



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