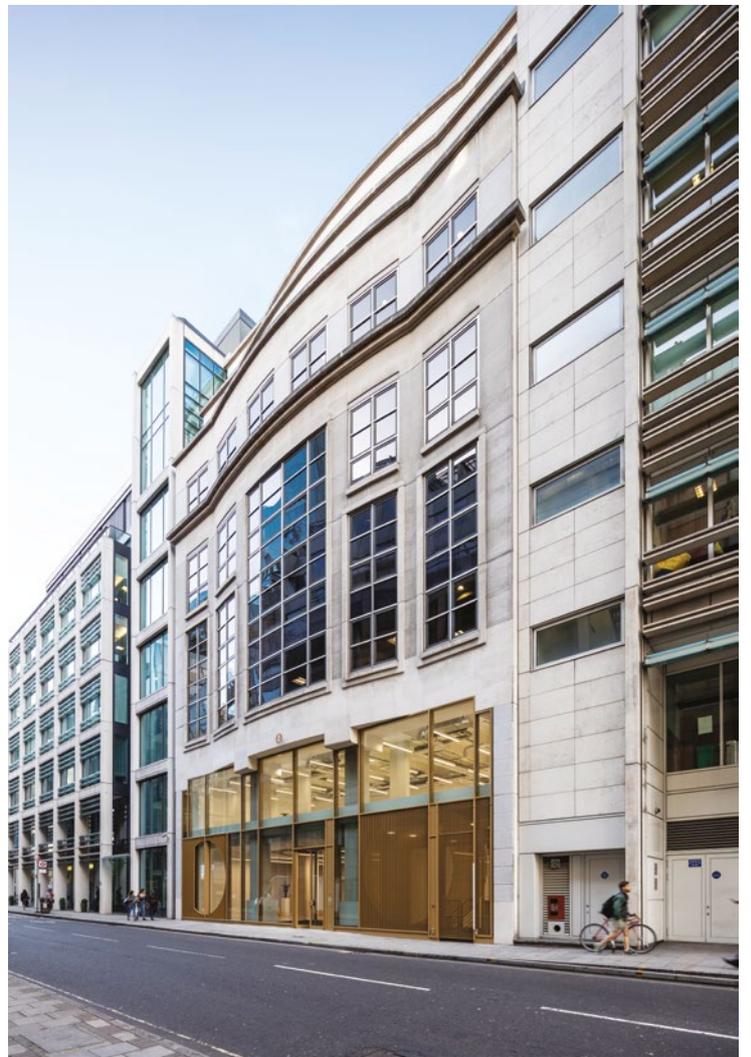


FOUR

CHISWELL STREET
LONDON EC1

—
5,237 SQ FT FULLY FITTED
OFFICE SPACE TO LET





DESCRIPTION

The building benefits from a remodelled reception, commissionaire, modern bicycle storage and shower facilities. The 1st floor offers newly fitted and furnished space with 46 open plan workstations, meeting rooms, boardroom, welcome lounge and a large kitchen / breakout area.

SPECIFICATION

- Contemporary redesigned reception
- New 4pipe fan coil air conditioning
- New LED lighting
- 2 x 8 person passenger lifts.
- Backbone connect data enabled
- DDA compliant
- 5 showers with changing facilities and drying room
- 36 cycle spaces and 26 lockers
- WiredScore Certified
- EPC 'B'

LOCATION

The building benefits from excellent transport links with Moorgate, Old Street and Liverpool Street stations all being within a 10 minutewalk, as well as the Elizabeth Line at Moorgate & Liverpool Street stations providing a further boost to the building's connectivity.



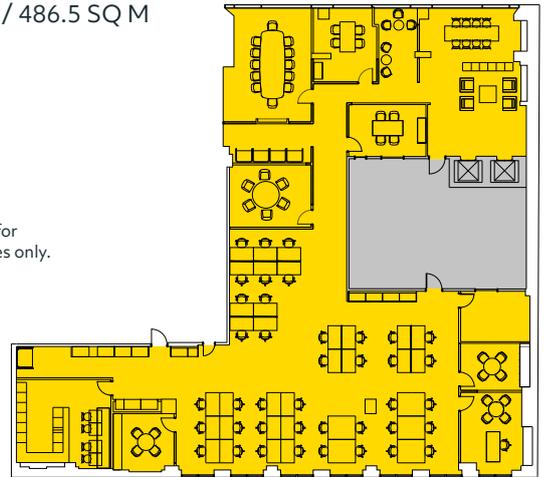
FIRST FLOOR

5,237 SQ FT / 486.5 SQ M

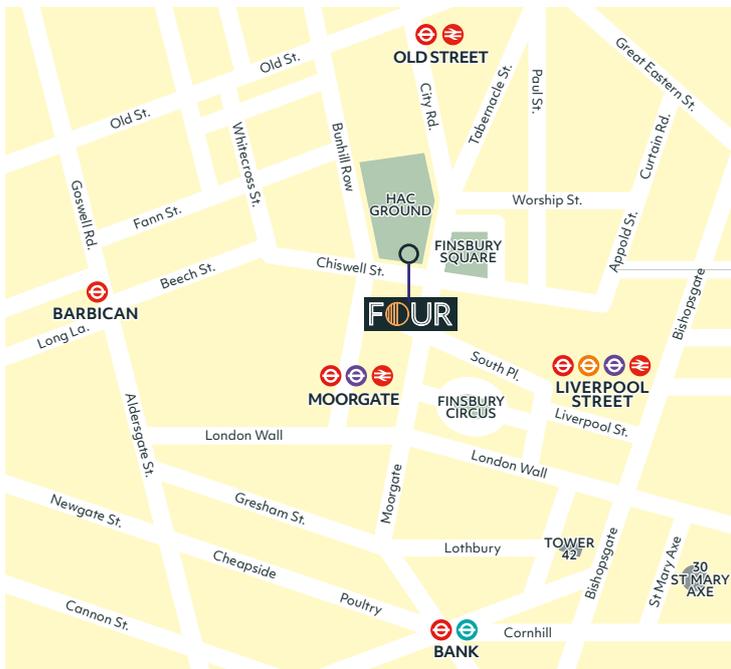
- Office
- Core



Plan not to scale, for indicative purposes only.



CHISWELL STREET



VIEWING

Strictly through sole agents.

Jamie Major
07799 341 569
jamie.major@avisonyoung.com

Daniel Gilbert
+44 (0)7879 475 112
daniel.gilbert@avisonyoung.com

James Walker
07957 388 184
james.walker@avisonyoung.com

TERMS

Upon application.

**AVISON
YOUNG**

FOURCHISWELLSTREET.COM

Avison Young give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Avison Young has any authority to make any representation or warranty whatsoever in relation to this property. January 2026.