

FOUR

CHISWELL STREET
LONDON EC1

9,171 Sq Ft To Let





DESCRIPTION

Four Chiswell Street is ideally located in the centre of London's Tech City. The building benefits from a remodelled reception, a commissionaire, modern bicycle storage and shower facilities. The available floors provides cost effective and flexible office space.

The 3rd floor offers fully fitted 'Plug & Play' space, with open plan desks, meeting rooms and a kitchenette. The 5th floor has been fully refurbished to Cat-A, with brand new exposed services, LED strip lighting and an impressive large terrace overlooking the HAC.

AVAILABILITY

| Floor | Fit Out | Sq Ft | Sq M |
|--------------|-------------|--------------|--------------|
| 5th | Cat A | 4,020 | 373.5 |
| 3rd | Plug & Play | 5,151 | 478.5 |
| Total | | 9,171 | 852.0 |

LOCATION

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



SPECIFICATION

- Large private terrace (5th floor)
- Contemporary redesigned reception
- New 4 pipe fan coil air conditioning
- New LED lighting
- 2 x 8 person passenger lifts
- Fully accessible raised floors
- DDA compliant
- Backbone connect data enabled
- Maximum floor to underside of soffit of 3.45m
- 5 showers with changing facilities and drying room
- 36 cycle spaces and 26 lockers
- WiredScore Certified
- 5 WCs per floor

VIEWING

Strictly through sole agents.

Alfie John
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TERMS

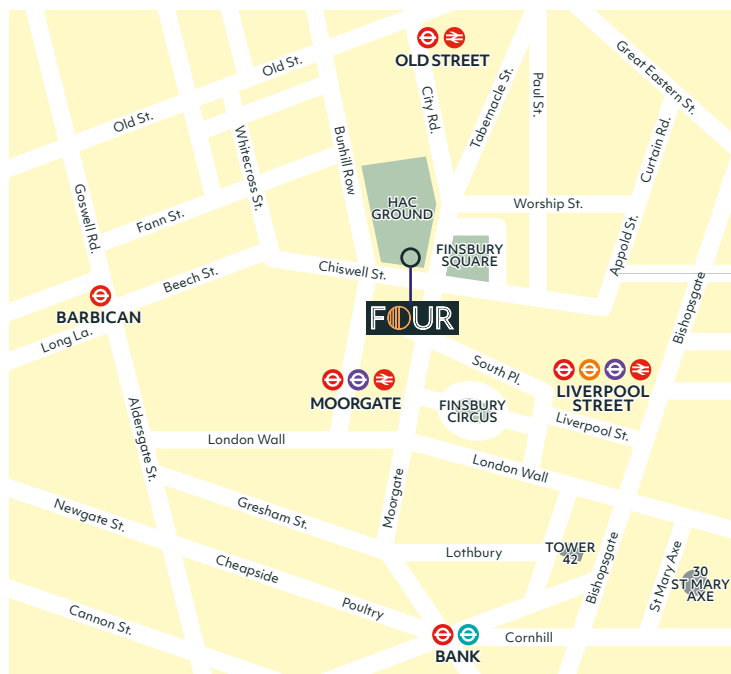
Upon application.

**AVISON
YOUNG**

fouchiswellstreet.com

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FIFTH FLOOR

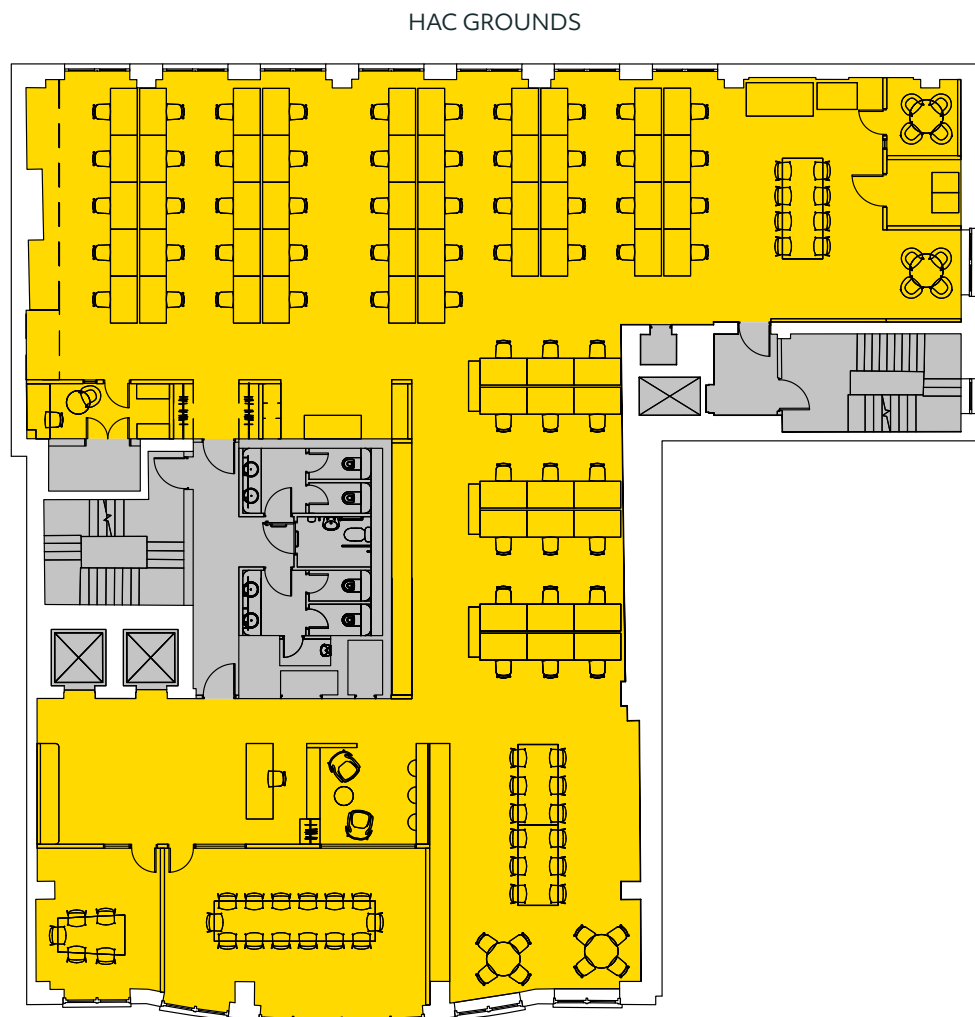
4,020 SQ FT / 373.5 SQ M



THIRD FLOOR

5,151 SQ FT / 478.5 SQ M

| | |
|-----------------|----|
| Open Plan Desks | 64 |
| Hot Desks | 20 |
| Meeting Rooms | 03 |
| Kitchenette | 01 |
| Server Room | 01 |
| Reception | 01 |



- Office
- Terrace
- Core



Plan not to scale, for
indicative purposes only.