

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.

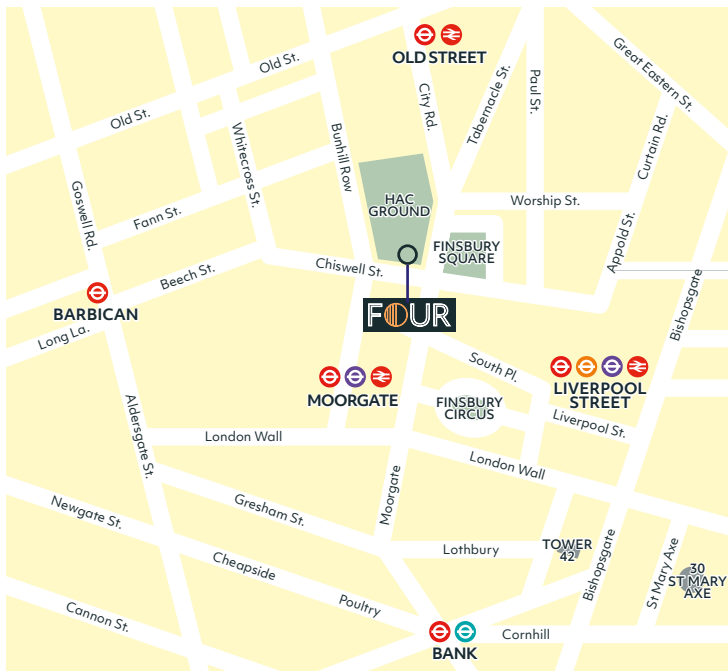
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TERMS

Upon application.



fourchiswellstreet.com

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FIFTH FLOOR

4,020 SQ FT / 373.5 SQ M



- Office
- Terrace
- Core

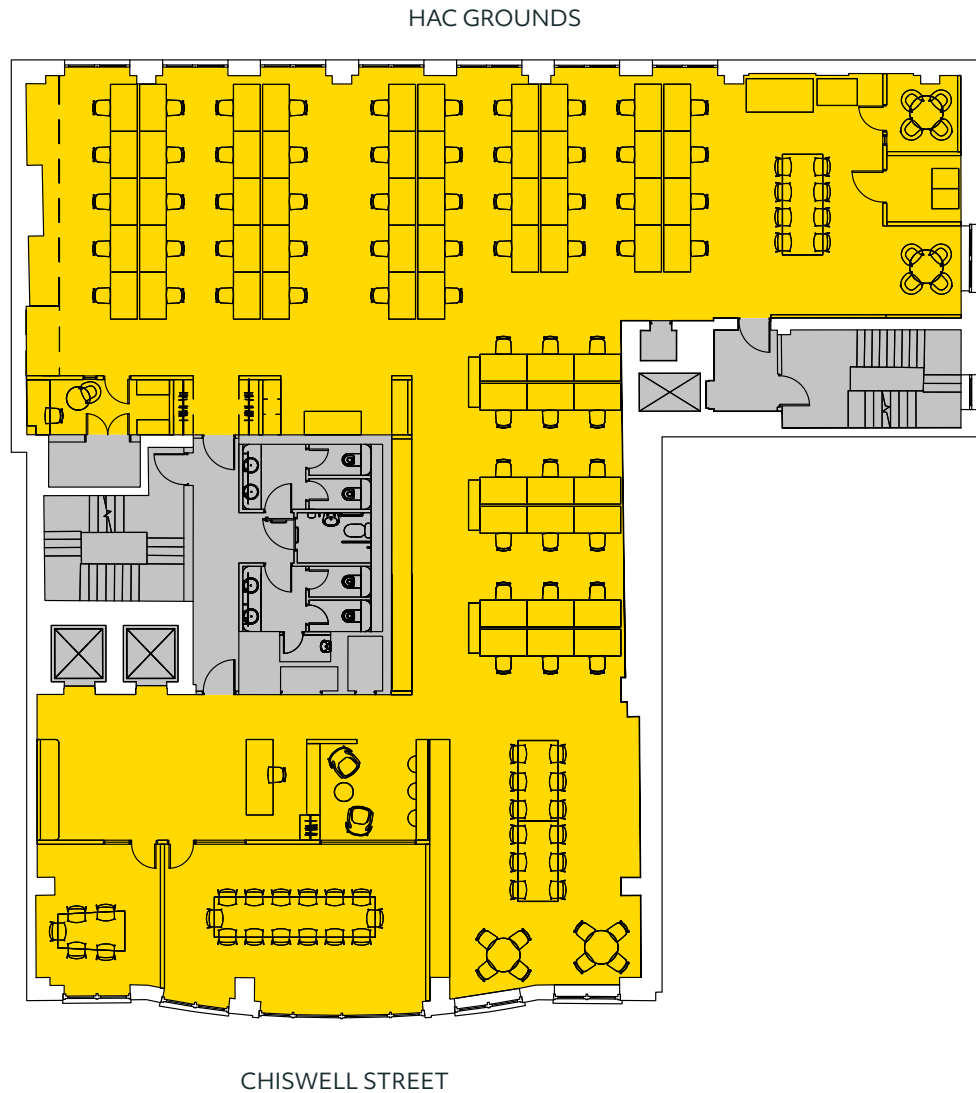


Plan not to scale, for
indicative purposes only.

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