

FOUR

CHISWELL STREET
LONDON EC1

12,419 Sq Ft To Let





DESCRIPTION

Four Chiswell Street is ideally located in the centre of London's Tech City. The available space comprises of three floors totalling 12,419 sq ft with excellent views over the HAC.

The floors have been fully refurbished to Cat-A, with brand new exposed services, LED strip lighting and impressive views over-looking the HAC.

AVAILABILITY

| Floor | Sq Ft | Sq M |
|--------------|---------------|----------------|
| 7th | 3,438 | 319.4 |
| 6th | 3,744 | 347.8 |
| 1st | 5,237 | 486.5 |
| Total | 12,419 | 1,153.7 |

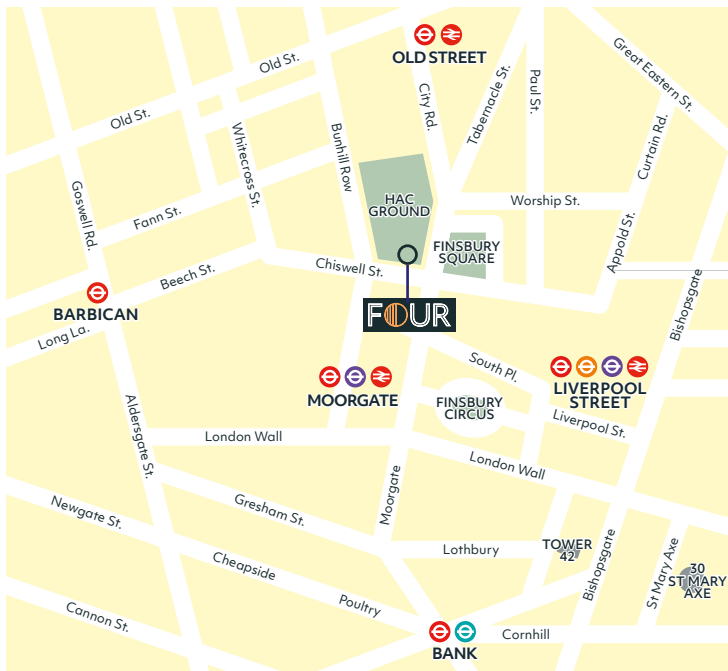
LOCATION

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 Elizabeth Line at Moorgate & Liverpool Street stations providing a further boost to the building's connectivity.



SPECIFICATION

- 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.

**AVISON
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fourchiswellstreet.com

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