



Office To Let

4 Chiswell Street

London, EC1Y 4UP

The 1st floor offers fitted space, with meeting rooms, private offices and a large kitchen/breakout area.

5,237 sq ft (486.53 sq m)

**AVISON
YOUNG**

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Summary

Available Size	5,237 sq ft / 486.53 sq m
Rent	£65 per sq ft
Rates Payable	£19.07 per sq ft 25/26 Estimate
Service Charge	£18 per sq ft 2026 Estimate
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The building benefits from a remodelled reception, commissionaire, modern bicycle storage and shower facilities. The 1st floor offers fully fitted space, with 46 desks, 1 boardroom, 5 meeting rooms, 1 private office, a comms room, a welcome/reception area and a large kitchen/breakout space.

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
4 pipe fan coil air conditioning
LED lighting
2 x 8 person passenger lifts
Fully accessible raised floors
DDA compliant
Backbone connect data enabled
5 showers with changing facilities and drying room
36 cycle spaces and 26 lockers
WiredScore Certified

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	5,237	486.53	Available
Total	5,237	486.53	

Terms

New lease direct from the Landlord

Viewings

Via Avison Young only



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