

FOUR

CHISWELL STREET
LONDON EC1

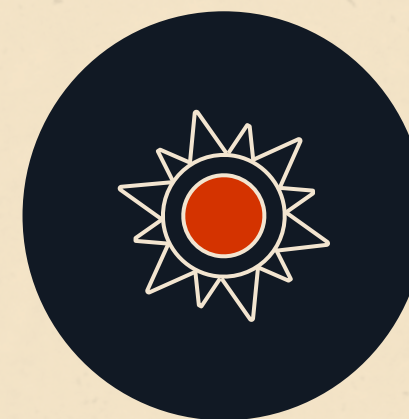
3,438 - 11,202 SQ FT FULLY FITTED
OFFICE SPACE TO LET



NEWLY FITTED WORKSPACE, READY TO GO.



Fully fitted
office



Excellent natural
daylight and terraces

Four Chiswell Street occupies a prominent City fringe position, with up to 7,182 sq ft of newly fitted workspace available now across the 6th and 7th floors. A further 4,020 sq ft on the 5th floor is coming soon.



6TH FLOOR OPEN PLAN WORKSTATIONS

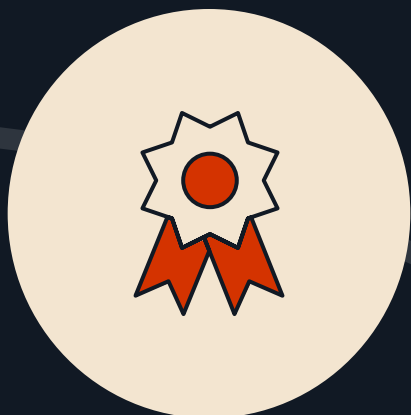


6TH FLOOR KITCHEN \ BREAKOUT

EFFICIENT SPACE, DESIGNED FOR PRODUCTIVITY.

The 6th and 7th floors have been newly fully fitted to provide high specification, ready-to-occupy workspace with a contemporary finish, each featuring a private terrace.

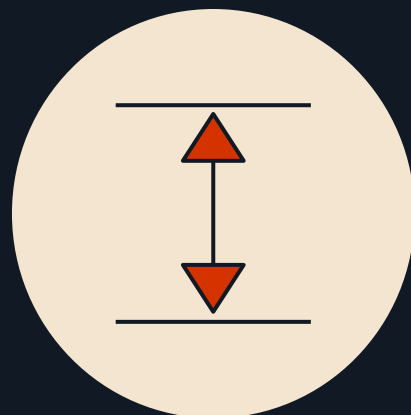
The 5th floor benefits from a large private terrace with views out over the HAC.



WiredScore
certificate



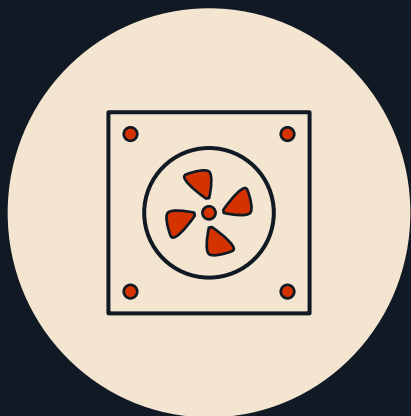
Exposed
services



Fully accesible
raised floors



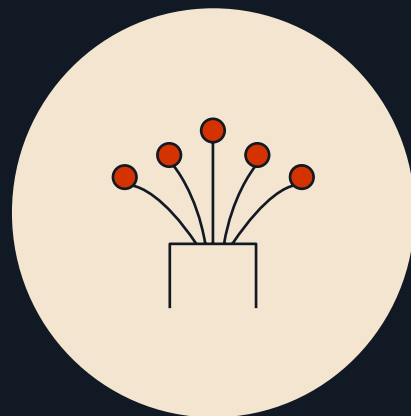
Staffed
reception



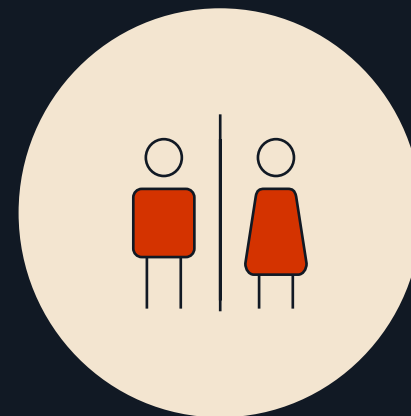
New fan coil
air conditioning



Cycle storage,
lockers & showers



Backbone connect
data enabled



5 WC's
per floor



7TH FLOOR WORKSTATIONS / BREAKOUT AREA



AVAILABILITY

FLOOR	AVAILABILITY	SQ FT	SQ M
7th	Available now	3,438	319
6th	Available now	3,744	348
5th	Available Q1 2027	4,020	373
1st	Under offer	-	-
TOTAL		11,202	1,041

Office

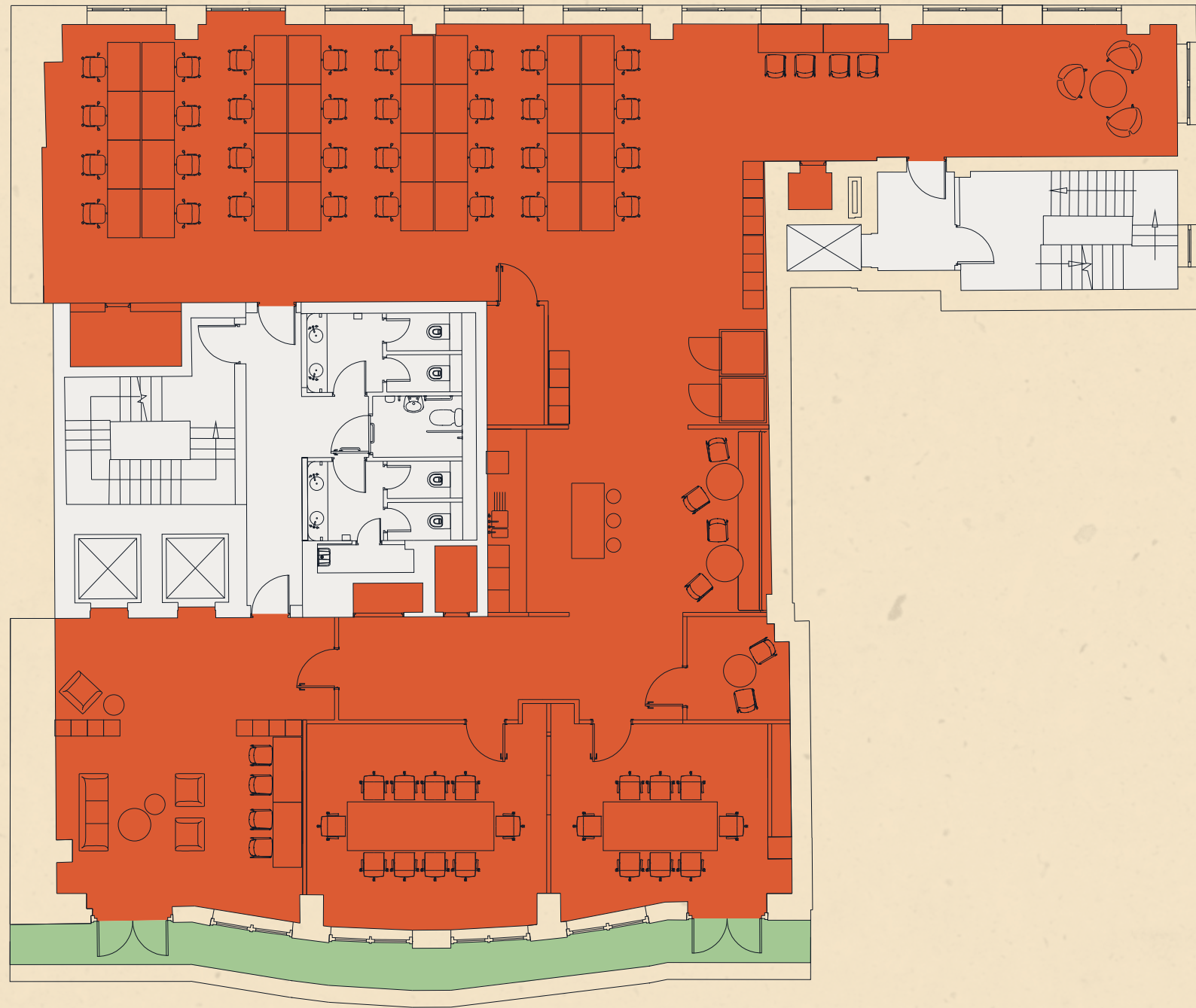
Core

Terrace

For indicative purposes only, not to scale.

6TH FLOOR

3,744 SQ FT / 348 SQ M

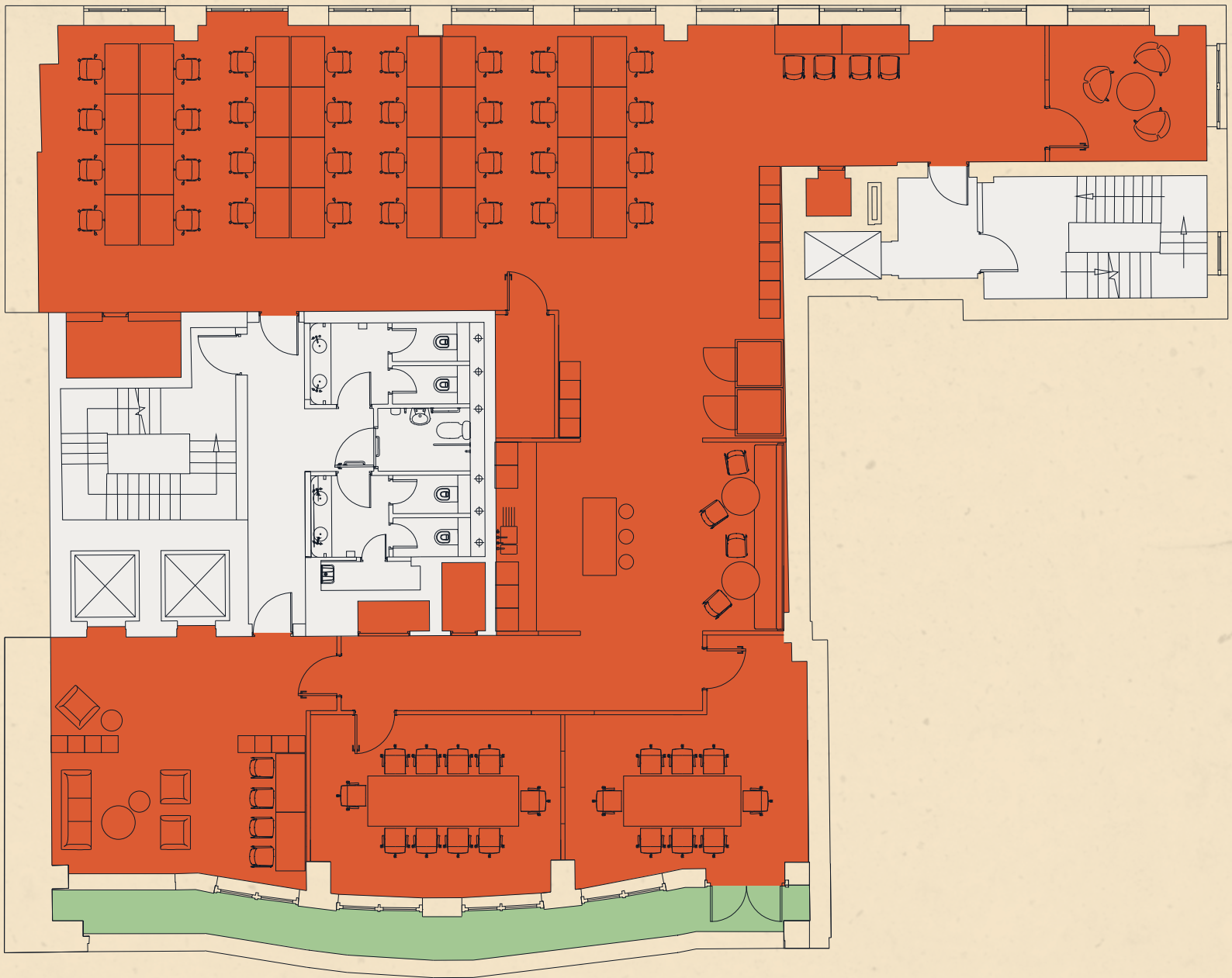


Chiswell Street

Workstations	32	Phone booths	02
10 person board room	01	Lounge / breakout area	01
8 person meeting room	01	Kitchenette	01
2 person meeting room	01		

7TH FLOOR

3,438 SQ FT / 319 SQ M



Chiswell Street

Workstations	32	Phone booths	02
10 person board room	01	Lounge / breakout area	01
8 person meeting room	01	Kitchenette	01
3 person meeting room	01		



ON YOUR DOORSTEP

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 and Liverpool Street stations providing a further boost to the building's connectivity.

	Moorgate	3	min
	Liverpool Street	7	min
	Old Street	8	min
	Barbican	10	min
	Bank	13	min



RESTAURANTS / BARS

1. Dishoom	7. Manteca
2. Brat	8. The Clove Club
3. Padella	9. Nightjar
4. Daffodil Mulligan	10. Queen of Hoxton
5. Gloria	11. Blues Kitchen
6. Santo Remedio	12. Vagabond

RETAIL / LEISURE

1. A.P.C	7. GymBox
2. Hobbs	8. Montcalm
3. Nuffield health	9. F45
4. Carhartt	10. Flight Club
5. Goodhood	11. Sun Street Hotel
6. Vitra	12. Barry's



FINSBURY SQUARE



BROADGATE CIRCLE



FURTHER INFORMATION

VIEWING

Strictly through the sole agents.

**AVISON
YOUNG**

TERMS

Upon application.

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