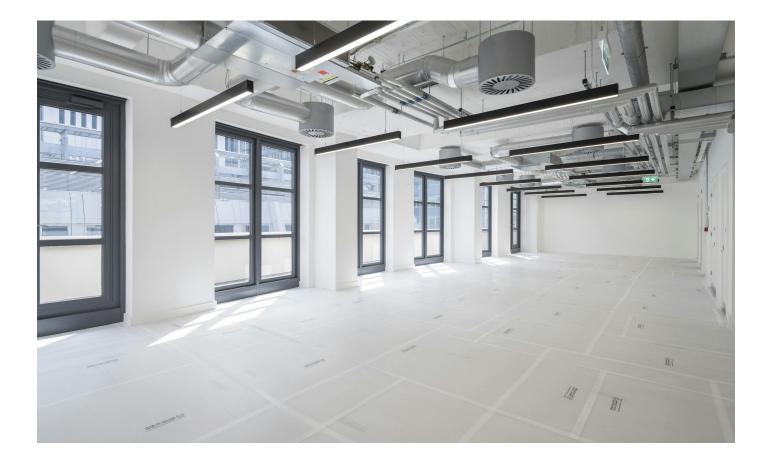


## 4 Chiswell Street, EC1Y Office To Let



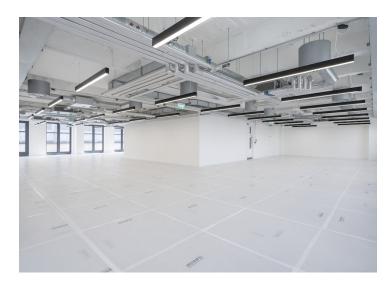
The 1st floor offers fitted space, while the 6th and 7th floor are finished to CAT A. All floors benefit from amazing views over the HAC.

- Reception with concierge
- WiredScore Certified
- Option of exposed services
- Full end of trip facilities
- Backbone Connect
- Amazing views

# 4 Chiswell Street

London, EC1Y 4UP





#### Summary

Available Size	3,438 to 12,419 sq ft / 319.40 to 1,153.76 sq m
Rent	£59.50 per sq ft
Rates Payable	£18.53 per sq ft
Service Charge	£15 per sq ft
EPC	В

## **Property Highlights**

The building benefits from a remodelled reception, commissionaire, modern bicycle storage and shower facilities. The 1st floor offers fitted space, with meeting rooms, private offices and a large kitchen/breakout area. The 6th & 7th Floors have been fully refurbished, to provide brand new exposed services, LED strip lighting and impressive terrace 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.



## Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
7th - CAT A	3,438	Available
6th - CAT A	3,744	Available
1st - Part-Fitted	5,237	Available
Total	12,419	

## Specification

Private terrace (6th floor) 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 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

## Viewings

Via Avison Young only

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