



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

**AVISON  
YOUNG**



## Summary

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

## 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
<b>Total</b>	<b>12,419</b>	

## 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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