



Office To Let

4 Chiswell Street

London, EC1Y 4UP

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.

3,438 to 12,419 sq ft (319.40 to 1,153.76 sq m)

**AVISON
YOUNG**

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Summary

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

Description

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	



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