

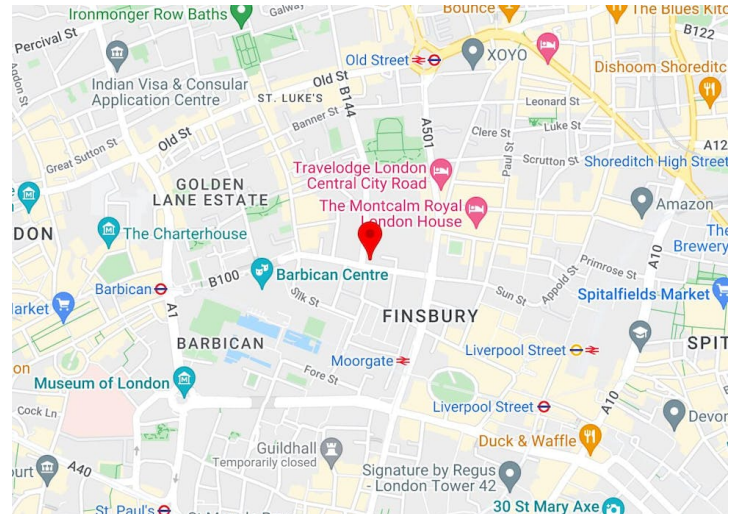
Fully refurbished offices  
with both CAT B and CAT  
A space available with  
uninterrupted views over  
the HAC.

- Reception with commissionaire
- Refurbished floors
- New LED lighting
- Floor-to-ceiling glazing
- Raised Floor
- Cycle storage and showers
- Direct views of HAC

# 24 Chiswell Street

London, EC1Y 4TY

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	7,082 to 14,176 sq ft / 657.94 to 1,316.99 sq m
<b>Rent</b>	£63.50 per sq ft
<b>Rates Payable</b>	£20.67 per sq ft
<b>Service Charge</b>	£16.59 per sq ft
<b>EPC</b>	Upon enquiry

## Property Highlights

Comprehensively refurbished space with excellent natural light and direct views over the HAC playing grounds. The floors are highly efficient, arranged around a central core, and offer high spec finishes, which are easily adapted to accommodate both conventional and creative design and occupation.

The 8th floor has been fully refurbished providing high-quality, CAT A accommodation. The 7th floor is being refurbished to offer a fully fitted, CAT B floor.

The building further benefits from a fully manned reception and extensive commuter facilities.

## Location

24 Chiswell Street is 3 minutes from Moorgate Station. Barbican, Liverpool Street and Old Street stations are all within a short walk, providing access to Central, Circle, Hammersmith & City, Metropolitan, Northern and Overground lines. The local area offers a wide selection of restaurants, bars and amenities from Whitecross Street to Broadgate Circle.

## Accommodation

Name	sq ft	Availability
8th	7,094	Available
7th - Fitted	7,082	Available
6th - Fitted	7,102	Let
3rd	8,559	Under Offer
1st	8,521	Under Offer
<b>Total</b>	<b>38,358</b>	

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## Amenities & Specifications

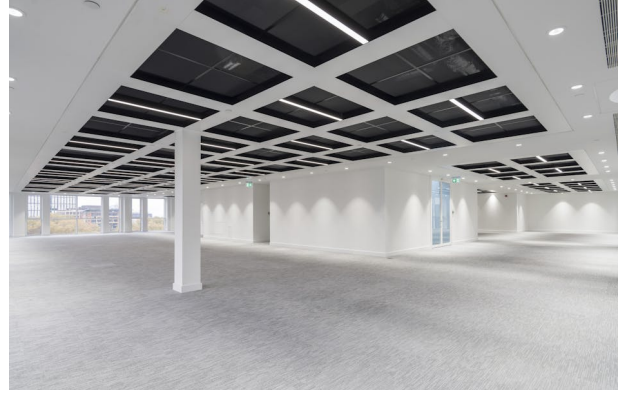
- Build Status: Refurbished
- Number of Passenger lifts: 4
- Goods Lifts: Yes
- Full Access Raised floors: Yes
- Floor Type: Full access raised floor
- Air conditioning: Yes
- Excellent natural light: Yes
- Lighting: Yes
- Lighting Type: LED
- Building Reception: Yes
- Fitout Concept: CAT B





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