



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

| | |
|-----------------------|---------------------------|
| Available Size | 7,082 sq ft / 657.94 sq m |
| Rent | Rent on application |
| Rates Payable | £20.67 per sq ft |
| Service Charge | £16.59 per sq ft |
| EPC | 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 | Under Offer |
| 7th - Fitted | 7,082 | Available |
| 6th - Fitted | 7,102 | Let |
| 3rd | 8,559 | Under Offer |
| 1st | 8,521 | Under Offer |
| Total | 38,358 | |

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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



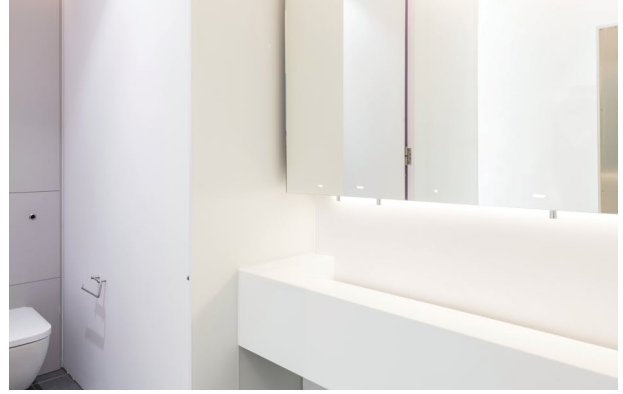
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