



35 CHISWELL STREET, EC1

## OVERVIEW

Newly fitted and furnished workspace within 5 minutes walk of the newly opened Moorgate Elizabeth Line entrance.

The space benefits from a stunning new fit out and is ready to occupy immediately.

Impressive collaborative areas, divisible meeting rooms, 24 desks / chairs, high speed fibre connectivity and a phone booth.

Communal roof terrace for all occupiers of the building to enjoy.

## AMENITIES

Newly fitted out to include all new furniture

Two meeting rooms, kitchen, break out, telephone booth

Communal roof terrace

High speed fibre connectivity

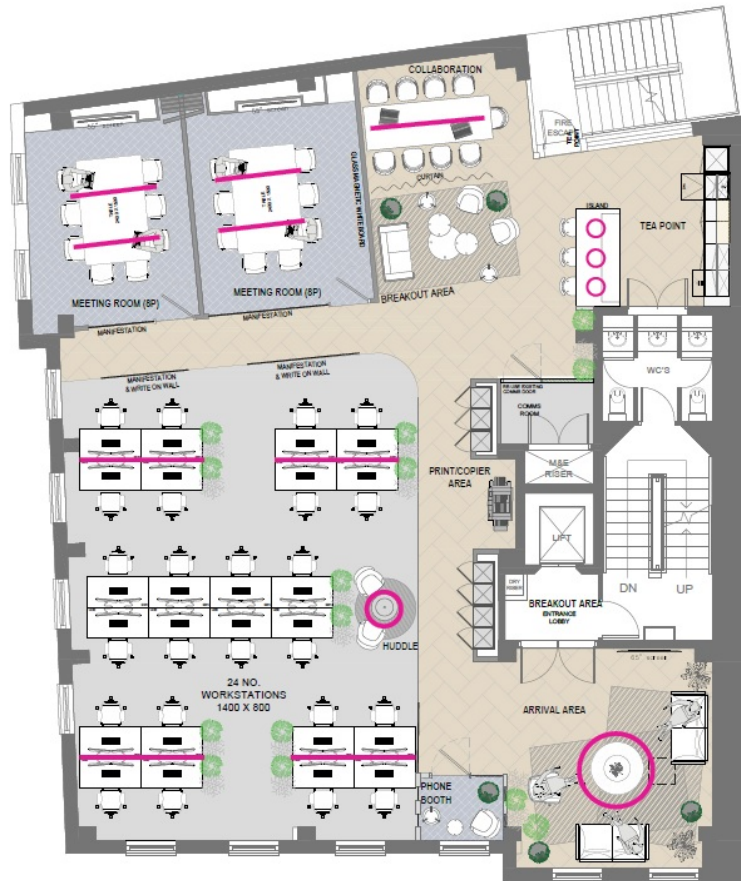
Air conditioning

Building reception with 24hr access

1 x 10 person passenger lift

Showers





## TERMS

Flexible by arrangement

## SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Available Size | 2,427 sq ft                        |
| Floor:1        | 2,427 sq ft                        |
| Rent           | £59.50 per sq ft                   |
| Lease          | New lease direct from the landlord |
| Business Rates | £15.18 per sq ft                   |
| Service Charge | £15.00 per sq ft                   |
| VAT            | Elected                            |

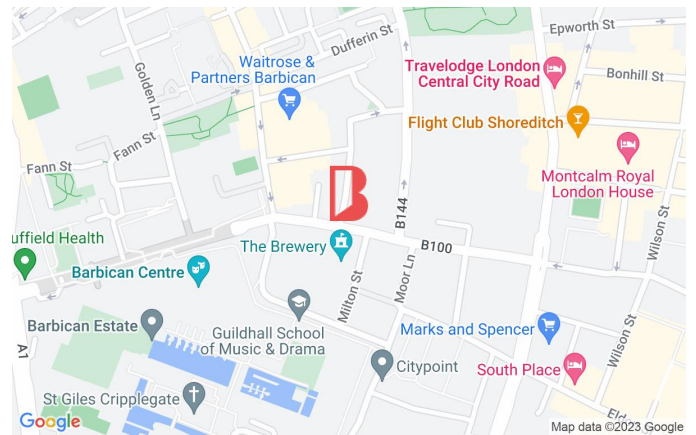
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

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## LOCATION

The building is located on the north side of Chiswell Street opposite the Grade II listed former Whitbread Brewery.

Whitecross Street Market, Finsbury Square, Smithfield Market and Broadgate are all close by, providing an exciting mix of dining, shopping and leisure amenity.

Transport links are excellent as the building is located within 5 minutes walk of Moorgate Station, providing access to the newly opened Elizabeth Line. Barbican, Farringdon East, Old Street and Liverpool Street are all a short walk away.

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