

# iNGLEBY TRICE.

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35 Chiswell Street ,  
London, EC1

## Second Floor to be fully fitted by Landlord to an identical specification as the Third Floor

### Details









The third floor is under comprehensive refurbishment to a fully fitted condition, completing in December 2024. The fit out will consist of 24 desks and 2 meeting rooms.

The second floor is offered 'shell & core'.

All tenants will have access to a communal roof terrace with great views of the City, cycle storage and shower facilities.

35 Chiswell Street is ideally located just 2 minutes' walk away from Moorgate Station which benefits from the Elizabeth, Northern, Hammersmith & City and the Metropolitan line, as well as Moorgate Thameslink.

### Specification

-  New landlord Cat B fit out on 3rd floor
-  Two meetings rooms
-  Two in-build phone booths
-  Communal roof terrace
-  Cycle storage and showers
-  Air conditioning
-  1 x 10 person passenger lift
-  EPC: TBC



## Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	3rd	2,416	<b>24 Desks</b> <b>2 Meeting rooms</b>	£27,000.00	£134.00	2 years	Under Offer

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## Fully Managed Pricing Includes:

### CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

### ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT \*



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

**Subject to contract.**

**All prices and rents quoted are net of VAT.**

**Additional services available upon request**

**Non managed (conventional) costs available upon request**

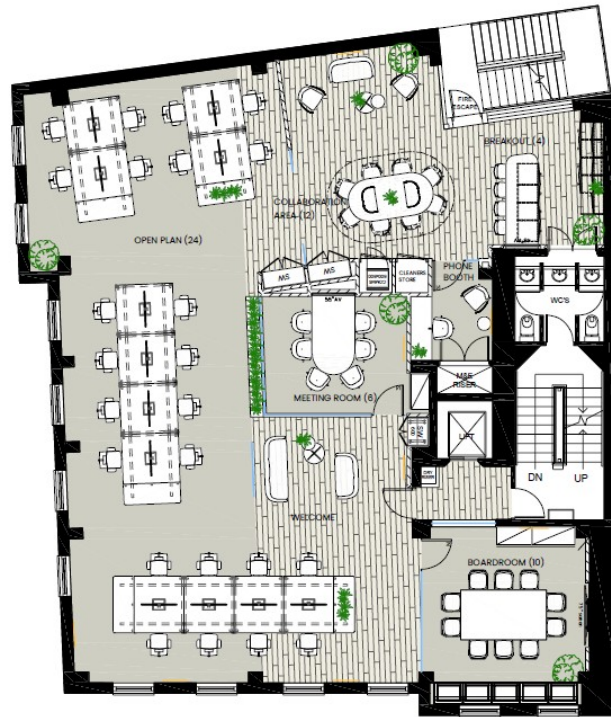
**October 8, 2024**







## SPACE PLANNING



### Occupancy Schedule

- Welcome / Soft Collaboration for 4 people
- 10 Boardroom
- 6 Person Room
- 1No. Phone / Focus Booth
- Open Plan 24 people
- Breakout & Collaboration area for 16 people
- Cleaners Cupboard
- Comms Room

## Floor Plan

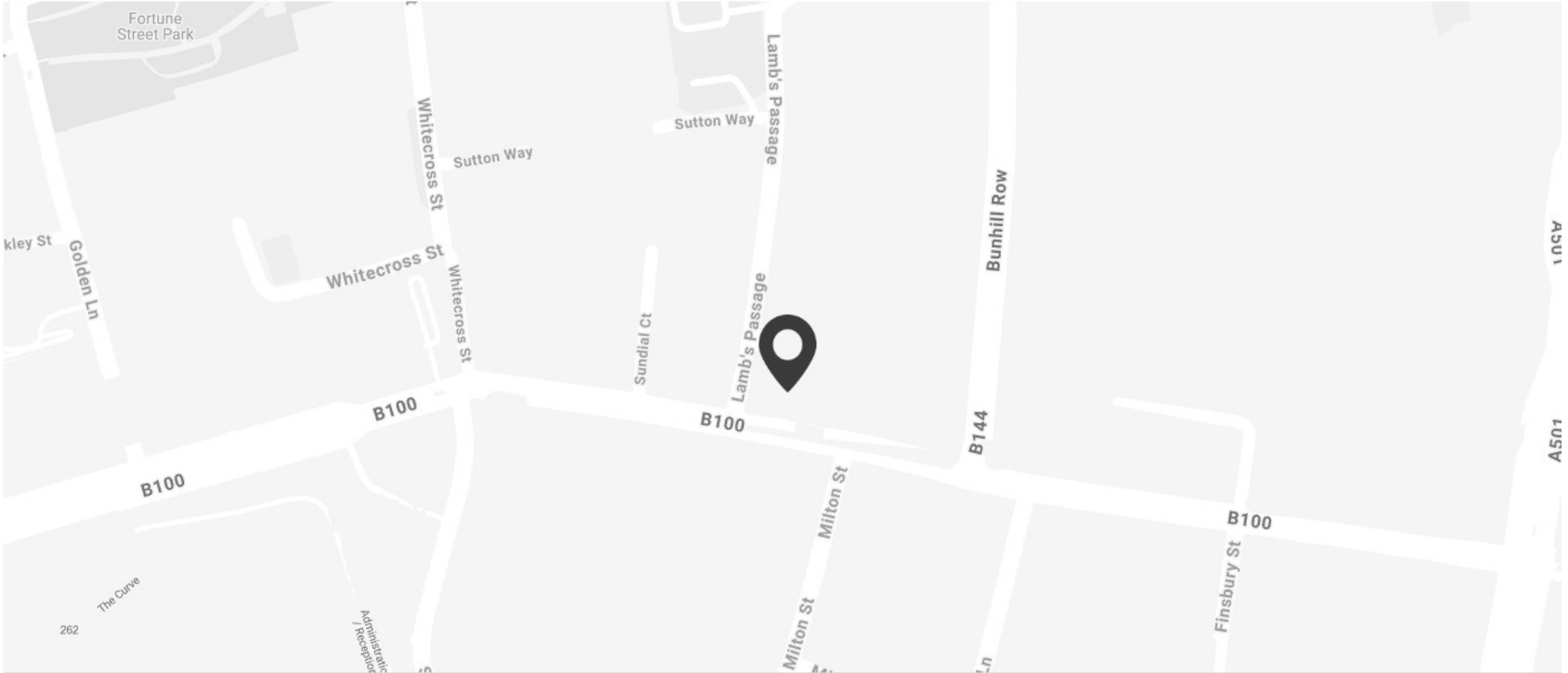
Floor: **3rd Floor**

Size (NIA) : **2,416 Sq Ft**

Desks: **24**


Meeting Rooms: **2**


Floor plan not to scale.




**Leasing Agent Contact Information :**


**Francis Cundell**

 [07939 598545](tel:07939598545)


 [f.cundell@inglebytrice.co.uk](mailto:f.cundell@inglebytrice.co.uk)


**James Heyworth-Dunne**

 [07779 327071](tel:07779327071)

 [jhd@inglebytrice.co.uk](mailto:jhd@inglebytrice.co.uk)

**Teddy Toalster**

 [07889 848150](tel:07889848150)

 [t.toalster@inglebytrice.co.uk](mailto:t.toalster@inglebytrice.co.uk)