



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

## **35 Chiswell Street**

EC1Y 4SE

Office

## **TO LET**

**2,416 to 4,834 sq ft**

(224.45 to 449.09 sq m)

- New landlord Cat B fit out on 2nd floor
- Two meeting rooms / Two built-in phone booths
- Communal roof terrace
- Cycle storage and showers
- Air conditioning
- 1 x 10 person passenger lift

## Summary

<b>Available Size</b>	2,416 to 4,834 sq ft
<b>Rent</b>	£62.50 per sq ft pax
<b>Rates Payable</b>	£15 per sq ft est pa
<b>Service Charge</b>	£15.18 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
3rd	2,416	224.45	Under Offer
2nd	2,418	224.64	Coming Soon
<b>Total</b>	<b>4,834</b>	<b>449.09</b>	

## Description

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

The second floor is also available either Cat A or with a bespoke Cat B fit out delivered by the landlord.

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

## Location

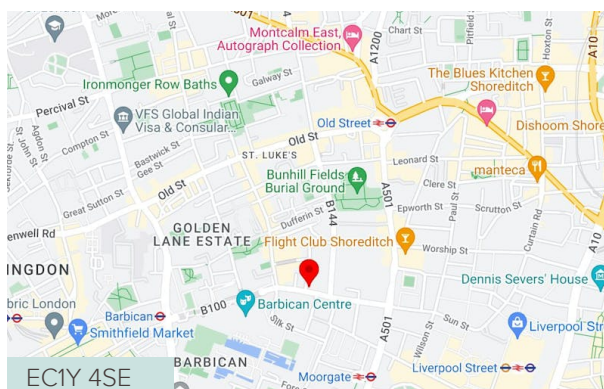
35 Chiswell Street is ideally located just 2 minutes' walk away from Moorgate Station which benefits from the Elizabeth, Northern, Hammersmith & City and the Metropolitan line, as well as Moorgate Thameslink.

## Terms

A new lease direct from landlord is available for a term by arrangement.

## Viewings

Viewings by prior arrangement through joint sole agents, Ingleby Trice and Bureau.



## Viewing / further information

**Francis Cundell**

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**James Heyworth-Dunne**

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**Bureau (Joint Agent)**

**Ingleby Trice**

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**KEY TO EXISTING LAYOUT DRAWING**

Some symbols shown may not appear in drawing, and may not be to scale. Drawing must be printed in colour.

Existing fit-out

Existing basebuild wall or partitioning

Existing glazing

Existing solid single door

Existing glass single door

Existing solid double door

NO WORKS to landlord areas

REV	DESCRIPTION	DATE	BY
-		00.00.00	-
STATUS			
<b>DESIGN</b>			
CLIENT			
CHISWELL STREET			
ADDRESS			
35 CHISWELL STREET			
LONDON			
EC1Y 4SE			
TITLE			
THIRD FLOOR			
OPTION SIX			
DWG	SH-03	REV	-
A1			
JOB NO.	2439		
DRAWING BY	GFS		
CHECKED BY	CB		
SCALE	1:50 @ A1		
DATE	15.06.2024		