



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

Available Size	2,416 to 4,834 sq ft
Rent	£62.50 per sq ft pax
Rates Payable	£15 per sq ft est pa
Service Charge	£15.18 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	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
Total	4,834	449.09	

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

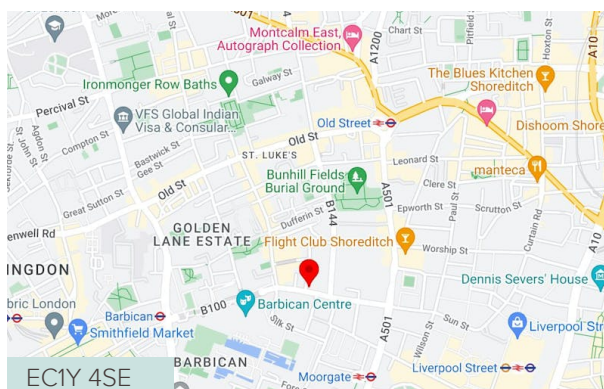
35 Chiswell Street is ideally located just 2 minutes' walk away from Moorgate Station which benefits from the Elizabeth, Northern, Hammersmith & City and the Metropolitan line, as well as Moorgate Thameslink.

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

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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			
DESIGN			
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		