

020 7029 3610 inglebytrice.co.uk



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

35 Chiswell Street, London, EC1Y 4SE

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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Bureau (Joint Agent)

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Subject to Contract. Important notice relating to the Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Generated on 20/02/2025





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 Existing glazing or partitioning
Existing solid Existing glass Existing solid double door
NO WORKS to landlord areas
REV DESCRIPTION DATE BY STATUS DESCRIPTION DATE BY
DESIGN CLIENT CHISWELL STREET
ADDRESS 35 CHISWELL STREET LONDON EC1Y 4SE
TITLE THIRD FLOOR OPTION SIX
DWG REV SH-03 - A1 -
JOB NO. 2439 DRAWING BY GFS
CHECKED BY CB SCALE 1:50 @ A1 DATE 15.06.2024
bloc commercial interiors