

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

2,418 sq ft

(224.64 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	2,418 sq ft	
Rent	Rent on application	
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	B (36)	

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
2nd	2,418	224.64	Available
Total	2,418	224.64	

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

020 7029 3620 | 07939 598 545 f.cundell@inglebytrice.co.uk

James Heyworth-Dunne

0207 029 3626 | 0777 932 7071 jhd@inglebytrice.co.uk

Teddy Toalster

07889848150 t.toalster@inglebytrice.co.uk

Bureau (Joint Agent)

Ingleby Trice 10 Foster Lane, London EC2V 6HR inglebytrice.co.uk +44 (0)20 7029 3610

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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 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