

35 CHISWELL STREET, LONDON EC1

1,747 SQ FT



DESCRIPTION

The 5th (top) floor is undergoing a substantial refurbishment to provide exceptional fitted out office space.

Occupiers will benefit further from a new communal roof terrace, opening in September 2019.

LOCATION

The building is located on the north side of Chiswell Street opposite the Grade II listed former Whitbread Brewery.

Whitecross Street Market, Finsbury Square, Smithfield Market and Broadgate are all close by, providing an exciting mix of dining, shopping and leisure amenity.

Transport links are excellent, with Moorgate, Barbican, Farringdon East, Old Street and Liverpool Street all within a short walk.

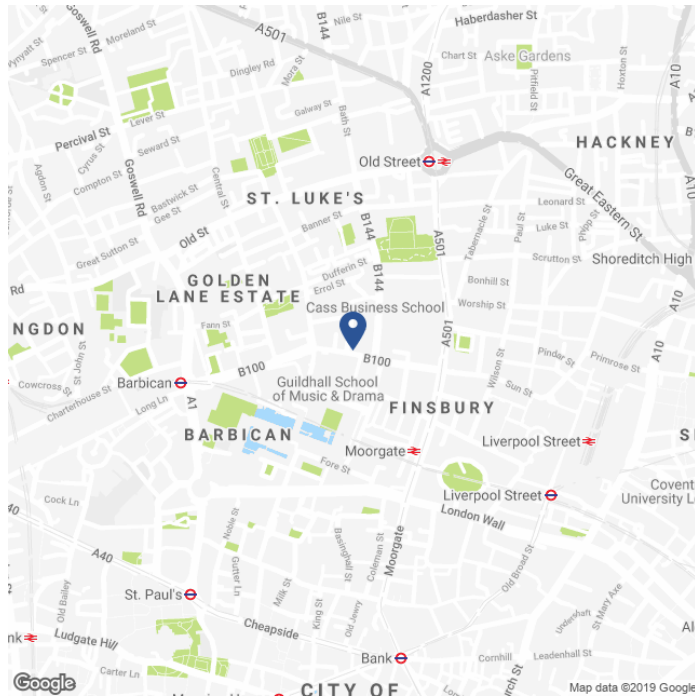
SPECIFICATION

- New Cat A plus fit out with furniture.
- Two meeting rooms, kitchen, break out and open plan.
- New communal roof terrace.
- High speed fibre.
- Air conditioning.
- Building reception with 24hr access.
- 1 x 10 person passenger lift.
- Showers.
- Cycle storage.

AVAILABLE ACCOMMODATION

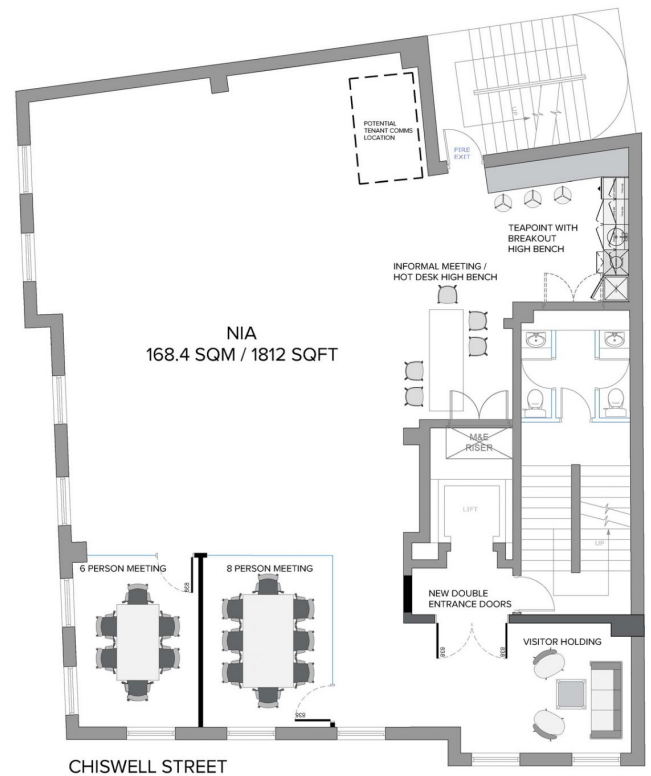
FLOOR	SQ FT	SQ M
FIFTH	1,747	162
TOTAL	1,747	162

MAP



FLOOR PLAN

Fifth Floor



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.

Available: From September 2019.

Guide Rent: £TBC per sq ft.

Rates Estimate: £16.59 per sq ft.

Service Charge: £11.00 per sq ft.

VAT: Elected.

CONTACT

Stephen Foster
+44 (0)207 100 5555
stephen@hk-london.com

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Johnny Armour
+44 (0)207 100 5555
johnny@hk-london.com