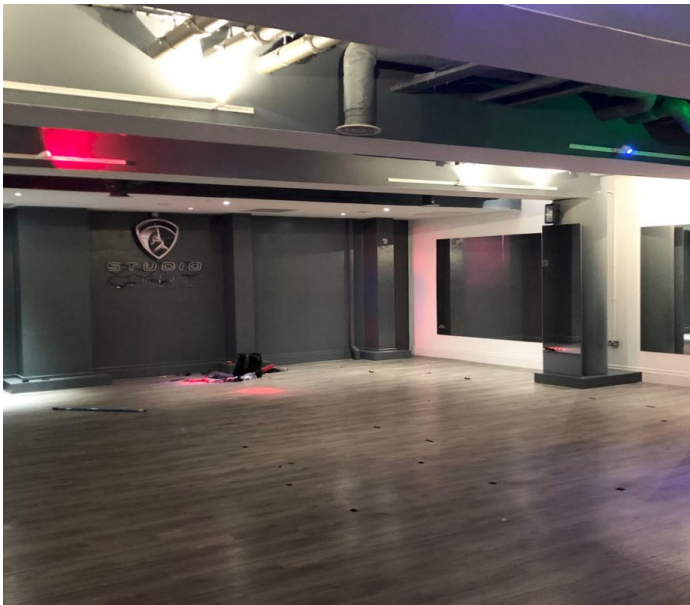


37 CHISWELL STREET, LONDON EC1

3,665 SQ FT



DESCRIPTION

A rare opportunity to acquire a fitted out boutique gym on a new lease direct from the landlord. The unit benefits from a self-contained entrance on Lamb's Passage and is available immediately.

LOCATION

The building is uniquely situated at the intersection of the City of London, Old Street, Farringdon and Shoreditch. The future occupier will benefit the site's immediate proximity to a number of high-end residential estates such as the Barbican Centre, home to 4,000 people. The property is also surrounded by major global occupiers such as Slaughter & May, Linklaters and Macquarie Bank.

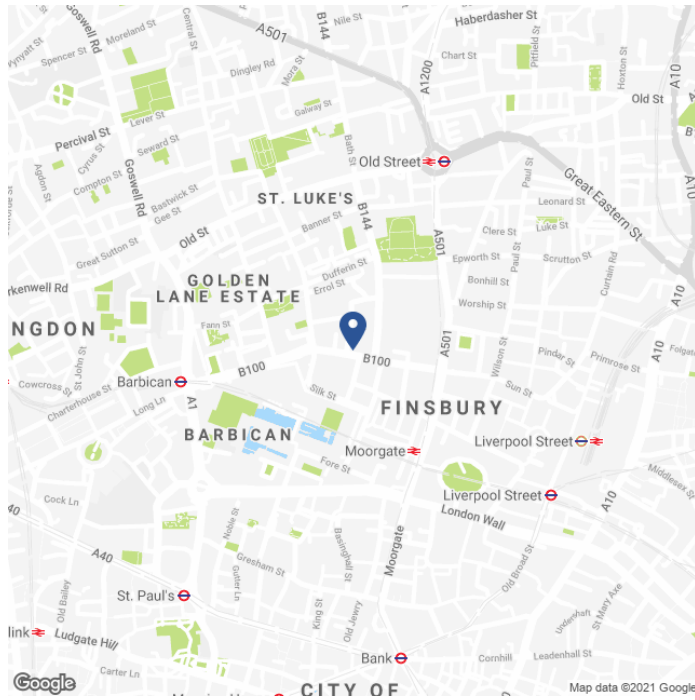
SPECIFICATION

- Fitted out gym accommodation.
- Self-contained entrance on Lamb's Passage.
- Male & Female changing rooms with a total of 10 showers.
- Large column free workout space.
- Upgraded air conditioning / ventilation.
- Interlinking staircase.
- 3.25m floor to soffit height.
- 2.63m floor to lowest beam.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND (SELF CONTAINED ENTRANCE)	220	20
LOWER GROUND	2,183	203
BASEMENT	1,262	117
TOTAL	3,665	340

MAP



TENURE

Lease:	New Lease direct from the landlord.
Guide Rent:	£25.00 per sq ft.
Rates Estimate:	£7.19 per sq ft.
Service Charge:	£4.46 per sq ft.
EPC:	TBC.

CONTACT

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