



35 CHISWELL STREET

OVERVIEW

Newly fitted and furnished workspace within 5 minutes walk of the newly opened Moorgate Elizabeth Line entrance.

The space benefits from a stunning new fit out and is ready to occupy immediately.

Impressive collaborative areas, divisible meeting rooms, 24 desks / chairs, high speed fibre connectivity and a phone booth.

Communal roof terrace for all occupiers of the building to enjoy.

AMENITIES

Newly fitted out to include all new furniture

Two meeting rooms, kitchen, break out, telephone booth

Communal roof terrace

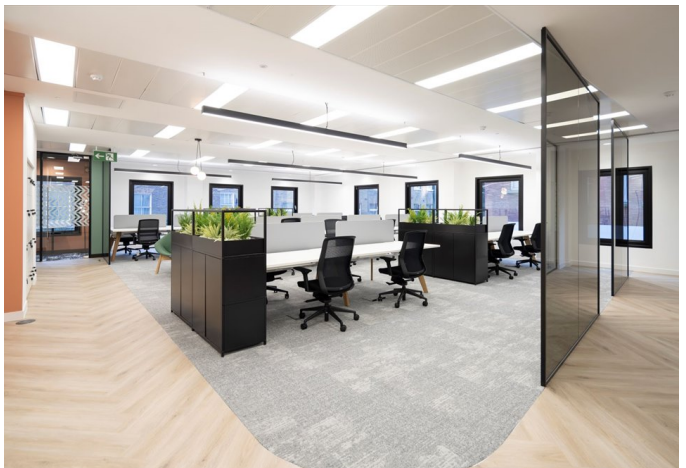
High speed fibre connectivity

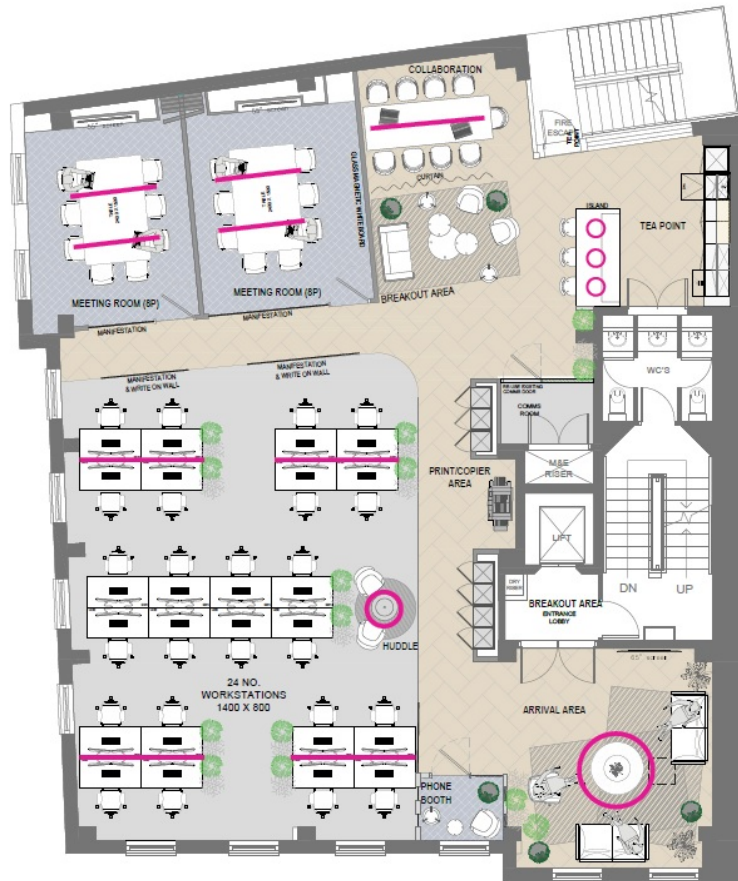
Air conditioning

Building reception with 24hr access

1 x 10 person passenger lift

Showers





TERMS

Flexible by arrangement

SUMMARY

Available Size	2,416 sq ft to 2,418 sq ft
Floor:2	2,418 sq ft
Floor:3	2,416 sq ft
Rent	£62.50 per sq ft
Lease	New lease direct from the landlord
Business Rates	£15.18 per sq ft
Service Charge	£15.00 per sq ft
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

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LOCATION

The building is located on the north side of Chiswell Street opposite the Grade II listed former Whitbred 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 as the building is located within 5 minutes walk of Moorgate Station, providing access to the newly opened Elizabeth Line. Barbican, Farringdon East, Old Street and Liverpool Street are all a short walk away.

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