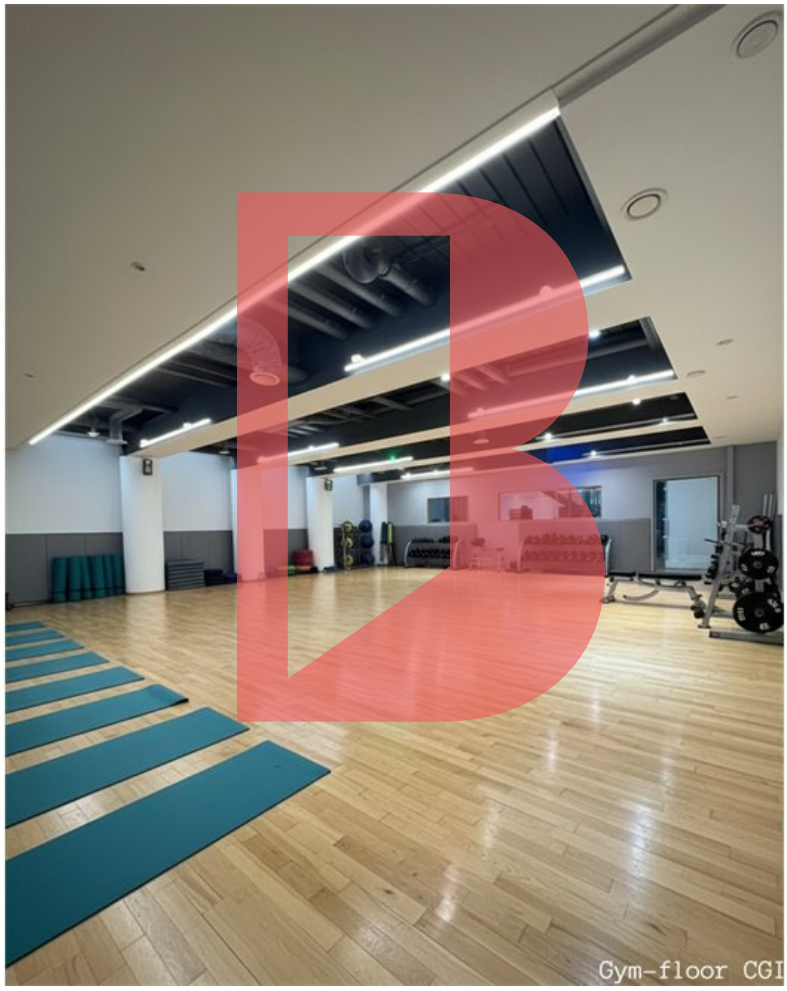


35 CHISWELL STREET

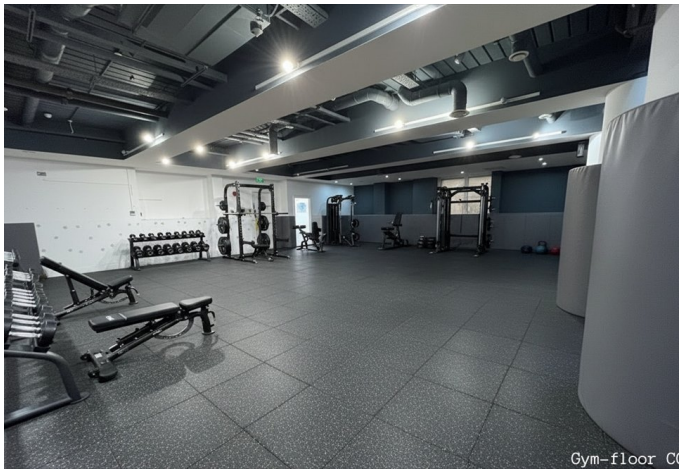
Turn-key, self-contained gym within 5 minutes walk of Moorgate Station.

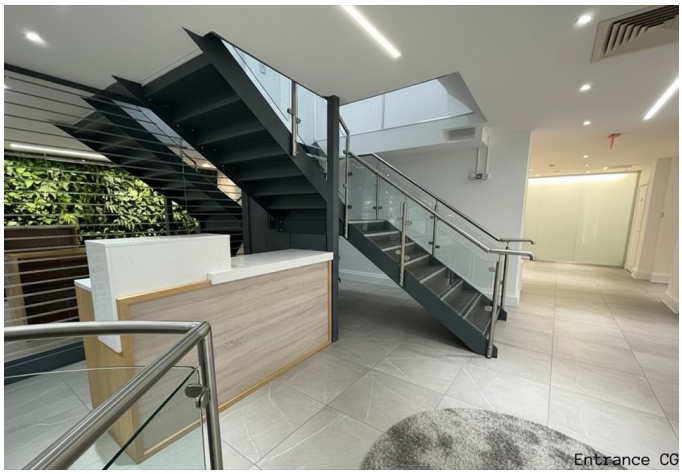
OVERVIEW

The property benefits from a self-contained ground floor entrance on Lamb's Passage with prominent branding potential. The unit was previously fitted out to a high standard by a gym operator. The space is now available on a new lease, offered with the advantage of the existing fit out in place.

AMENITIES

- Pre-fitted gym opportunity
- Self-contained ground floor entrance
- Changing rooms (male and female) with 8 showers
- Air-conditioning
- External signage / branding
- Open-plan gym floor with separate physio / treatment rooms





TERMS

Flexible by arrangement

SUMMARY

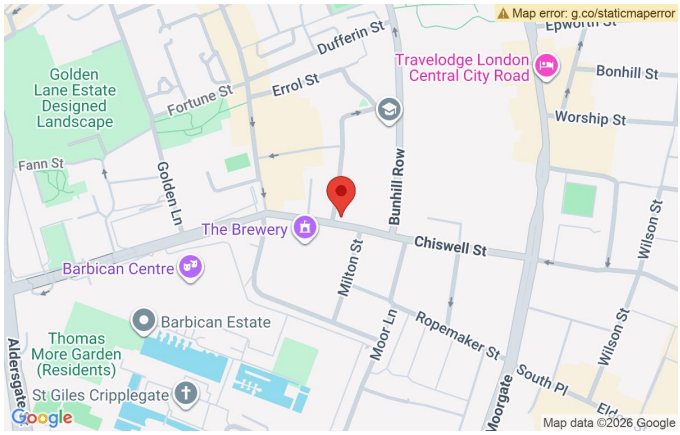
Available Size	3,803 sq ft
Floor:LG	3,803 sq ft
Rent	£85,000 per annum
Lease	New lease direct from the landlord
Business Rates	£6.18 per sq ft
Service Charge	£4.87 per sq ft
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk
+44 (0) 7917 841 891



LOCATION

The property is prominently located on the north side of Chiswell Street, opposite the former Whitbread Brewery and next to the Barbican Estate. It also sits immediately beside Slaughter and May's global headquarters and within walking distance of major office hubs at Finsbury Square, Broadgate and Smithfield. This concentration of blue-chip employers and high-density offices ensures strong daily footfall and a broad potential membership base for a gym operator.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.