



35 CHISWELL STREET

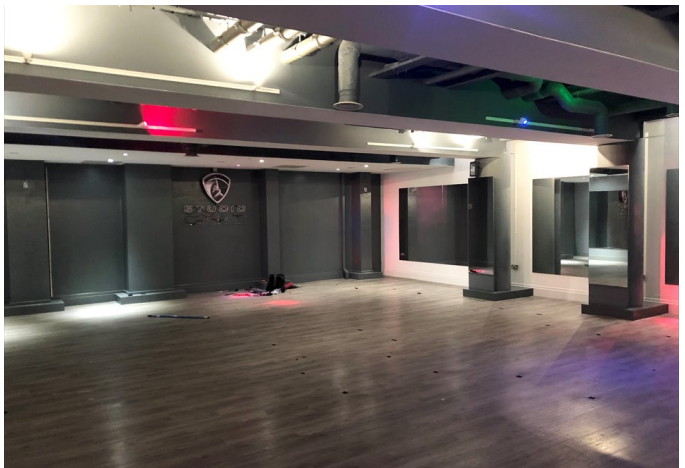
Turn-key, self-contained gym within 5 minutes walk of Moorgate Station.

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	£80,000 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

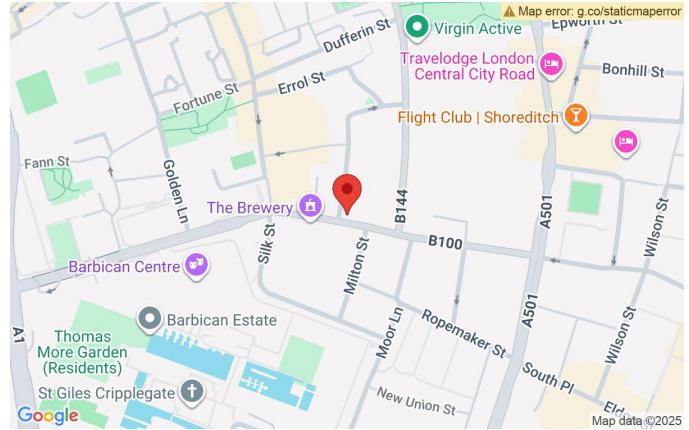
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

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## 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.

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