

TEN
CHISWELL ST

LONDON EC1

TWO EXCEPTIONAL
OPPORTUNITIES

THE OPPORTUNITY

BEAUTIFULLY FINISHED, FURNISHED AND READY FOR BUSINESS

THIRD FLOOR

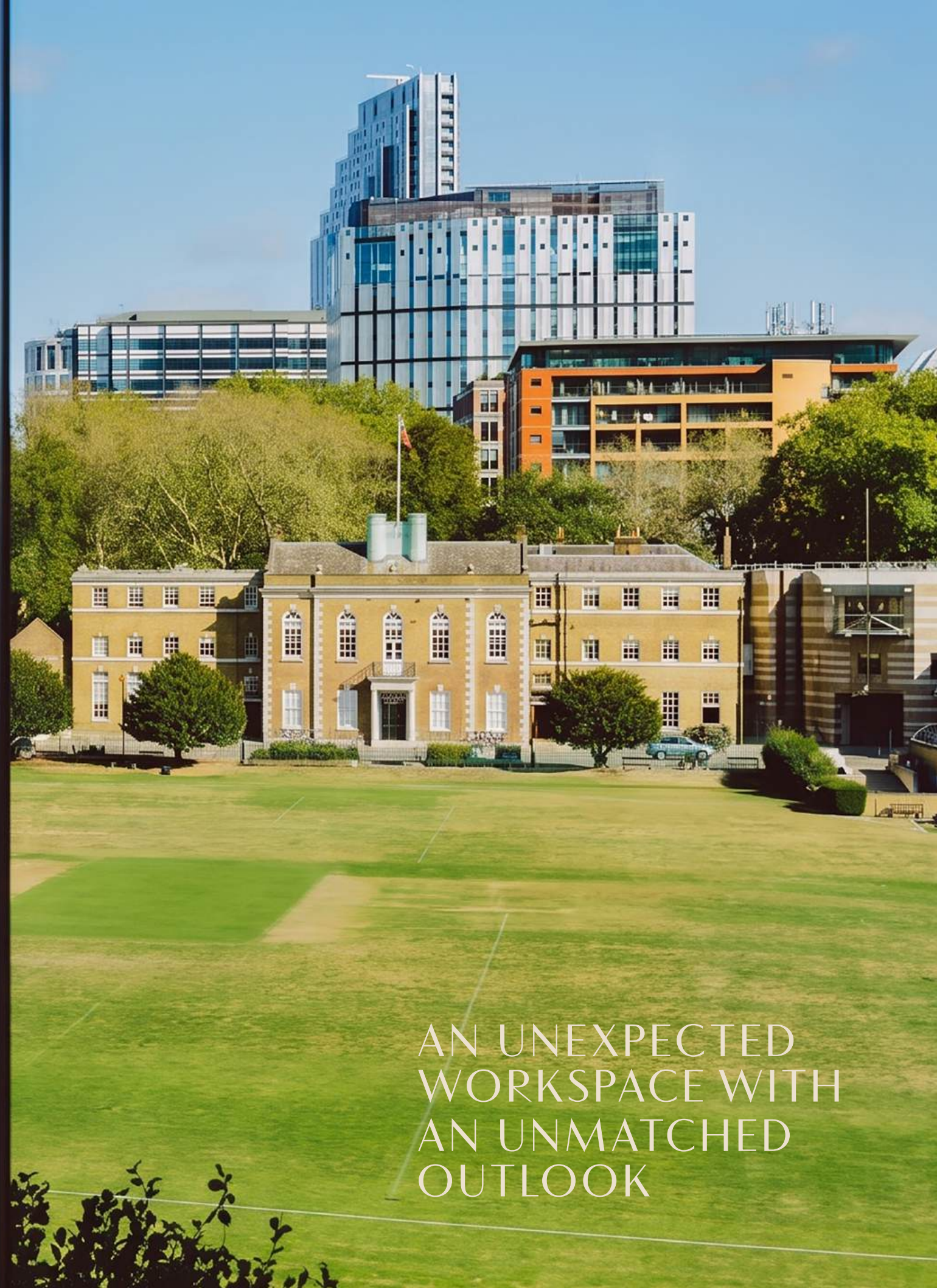
7,307 SQ FT

FIFTH FLOOR

7,307 SQ FT

(COMING NOVEMBER 2026)





AN UNEXPECTED
WORKSPACE WITH
AN UNMATCHED
OUTLOOK

WORKSTYLE

EVERYTHING CONSIDERED

A WORKSPACE CREATED AROUND THE
WAY PEOPLE WANT TO WORK

Designed to feel different, with tactile materials
and exquisite finishes, combined with considered
specification. The result is the quality and
adaptability of a bespoke workplace, without
the time or complexity of creating one.

And all, just 3 minutes from Moorgate.



ELIZABETH LINE 3 MINS



NATIONAL RAIL 3 MINS



FIBRE ENABLED



VIEWS OVER HAC



3 PASSENGER LIFTS



COMMISSIONAIRE



2.75M FLOOR-TO-CEILING



PRIVATE BALCONIES



AIR CONDITIONING



SHOWER FACILITIES



CYCLE STORAGE



END OF TRIP LOCKERS



FLOOR-TO-CEILING GLAZING



OCCUPATIONAL DENSITY X:X SQ M

THIRD FLOOR
7,307 SQ FT
679 SQ M

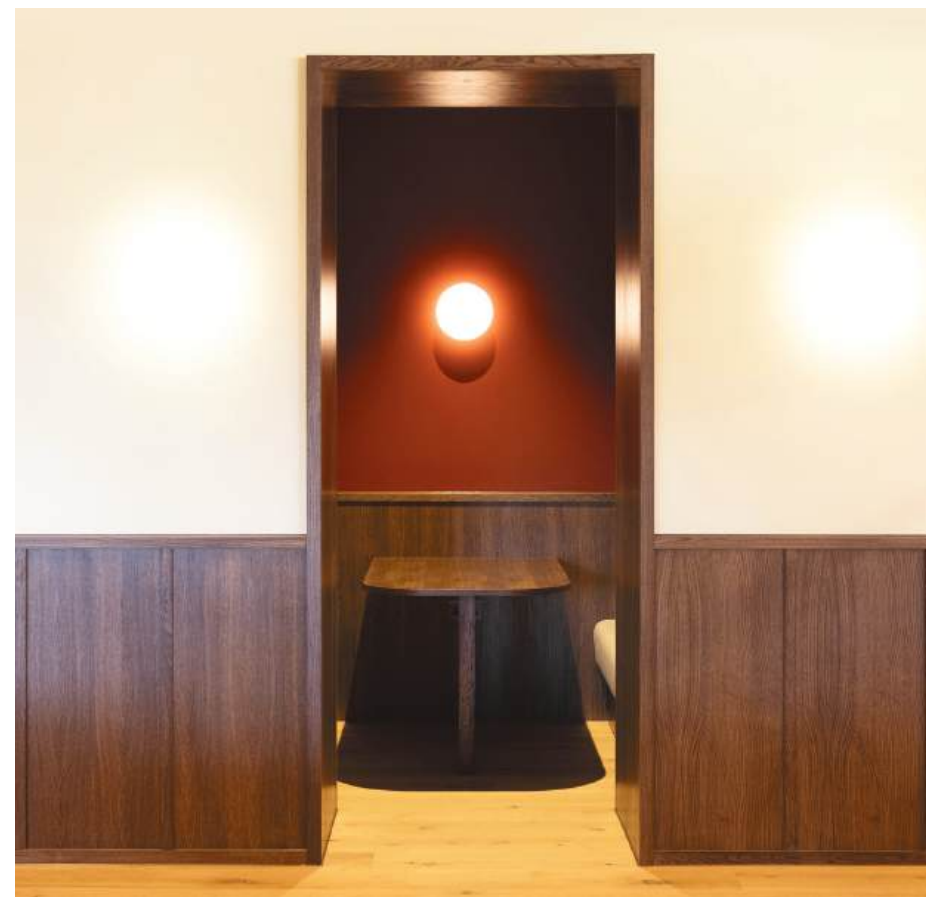




THIRD FLOOR RECEPTION



THIRD FLOOR BREAKOUT ZONE





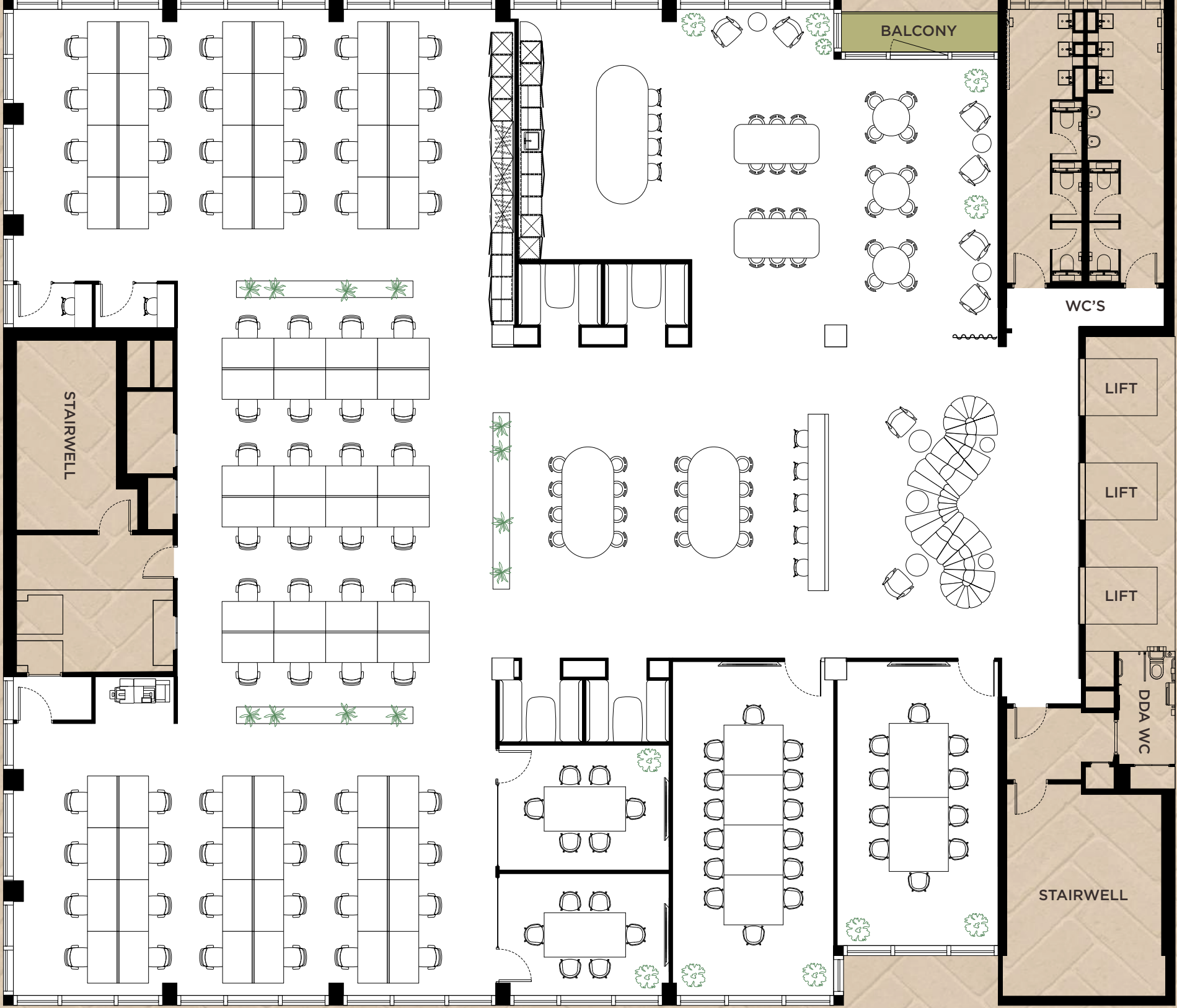
14 PERSON BOARDROOM



24 PERSON OFFICE

OCCUPATION DATA

Open plan desks	72
14 person boardroom	1
10 person meeting room	1
6 person meeting rooms	2
4 person meeting booths	4
Call booths	2
Collaboration zones	1
Breakout zone	1
Comms room	1
Printing area	1
Kitchenette	1
Tea point	1
Occupation Ratio	1:9.5 sq m



3

7,307 SQ FT
679 SQ M

CHISWELL STREET

Not to scale. For indicative purposes only.



FIFTH FLOOR
7,307 SQ FT
679 SQ M

5



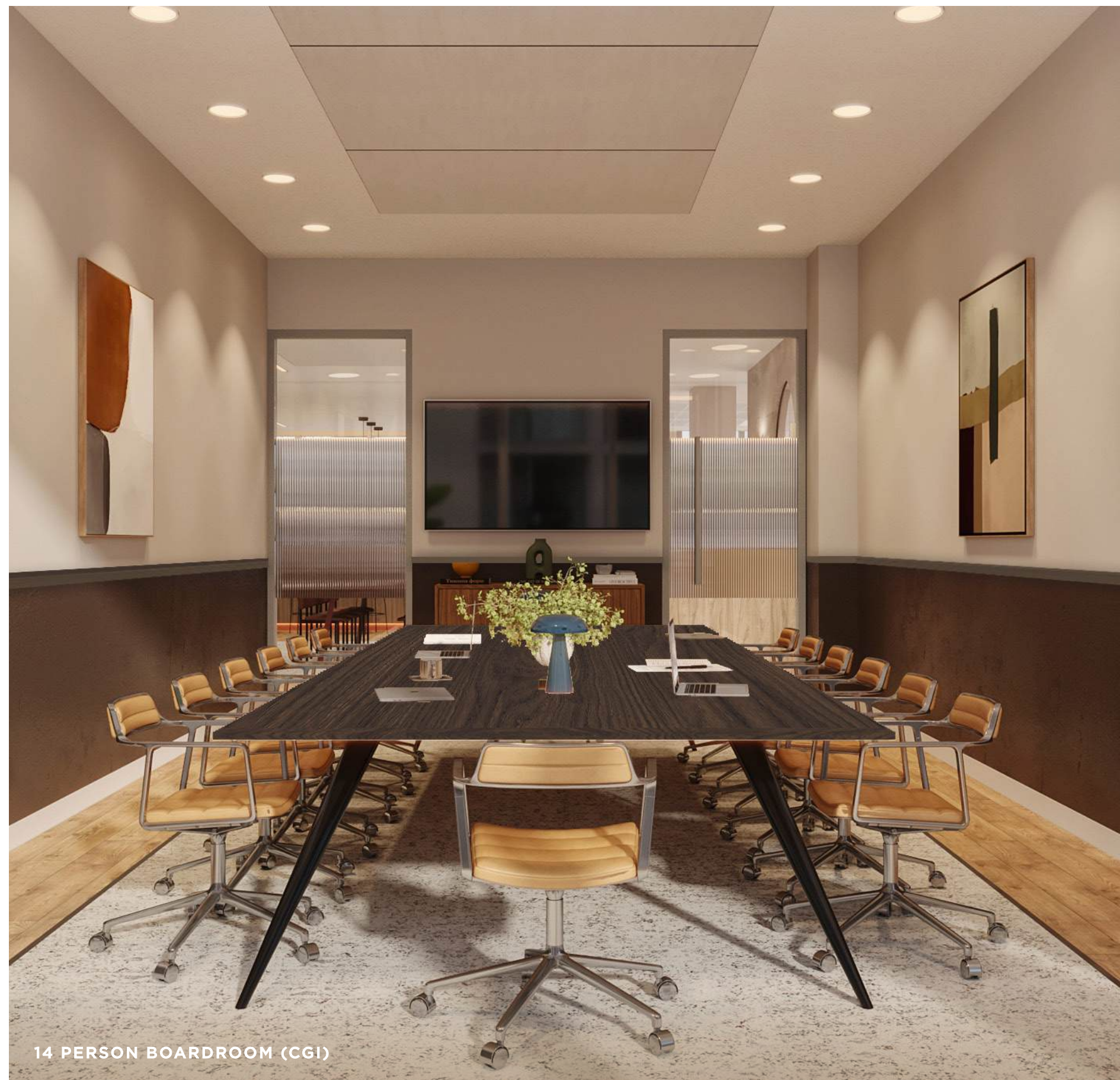
FIFTH FLOOR RECEPTION (CGI)



BREAKOUT ZONE (CGI)



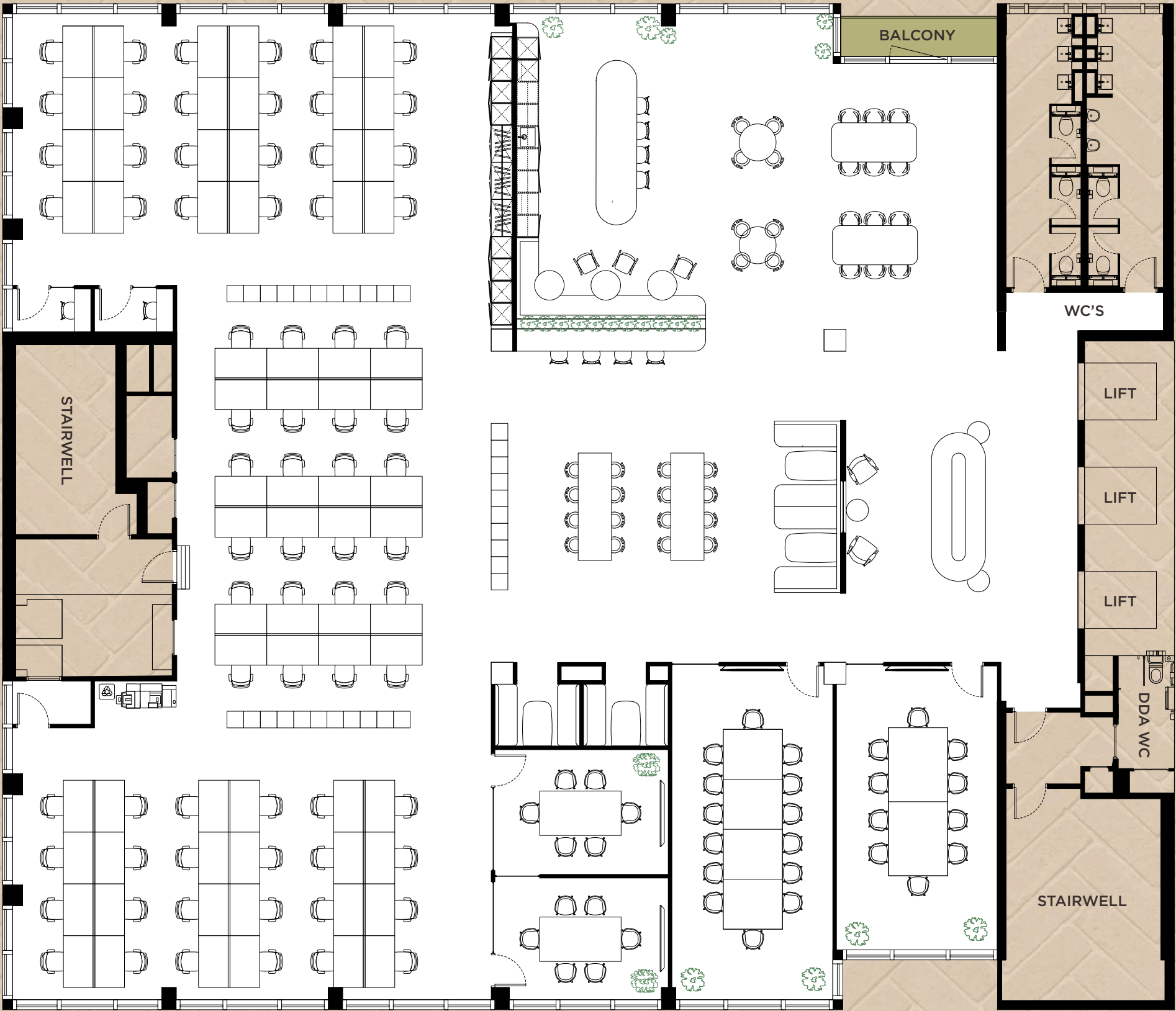
COLLABORATION ZONE (CGI)



14 PERSON BOARDROOM (CGI)

OCCUPATION DATA

Open plan desks	72
14 person boardroom	1
10 person meeting room	1
6 person meeting rooms	2
4 person meeting booths	2
Call booths	2
Collaboration zones	1
Breakout zone	1
Comms room	1
Printing area	1
Kitchenette	1
Tea point	1
Occupation Ratio	1:9.5 sq m



5

7,307 SQ FT
679 SQ M

CHISWELL STREET

Not to scale. For indicative purposes only.



LOCATION

MORE OF THE CITY ON YOUR DOORSTEP

**AT THE HEART OF BUSINESS
CONNECTED TO EVERYTHING**

Moorgate, Liverpool Street, Broadgate, Bank
and the wider City are all within easy reach,
add an exceptional choice of restaurants, bars, cafés,
culture and everyday amenities and everything
you need is close at hand.

AMENITIES

Bars+Restaurants

- Los Mochis
- Bread Street Kitchen
- The Globe
- Barbie Green
- The Jugged Hare
- Chiswell Street Dining Rooms
- Angler
- Baraka
- Comptoir Libanais
- Shiro
- Vagabond
- Pham Sushi
- Côte Barbican
- Bar Douro City
- Giovanni's Wine Bar
- Fox Wine & Spirits
- Wood Street Bar & Kitchen
- Aviary
- Bluebird City
- Lina Stores

Grab+go/Cafés

- Notes Coffee Roasters
- Whitecross Market
- Itsu
- The Refinery
- Rosslyn
- Atis
- Salad Project
- Blank Street Coffee
- Clifton Street Food Market
- Pure
- Pret a Manger
- Coco di Mama
- Leon
- Grind
- Garbanzos
- Chipotle
- Beany Green
- Yolk

Shopping

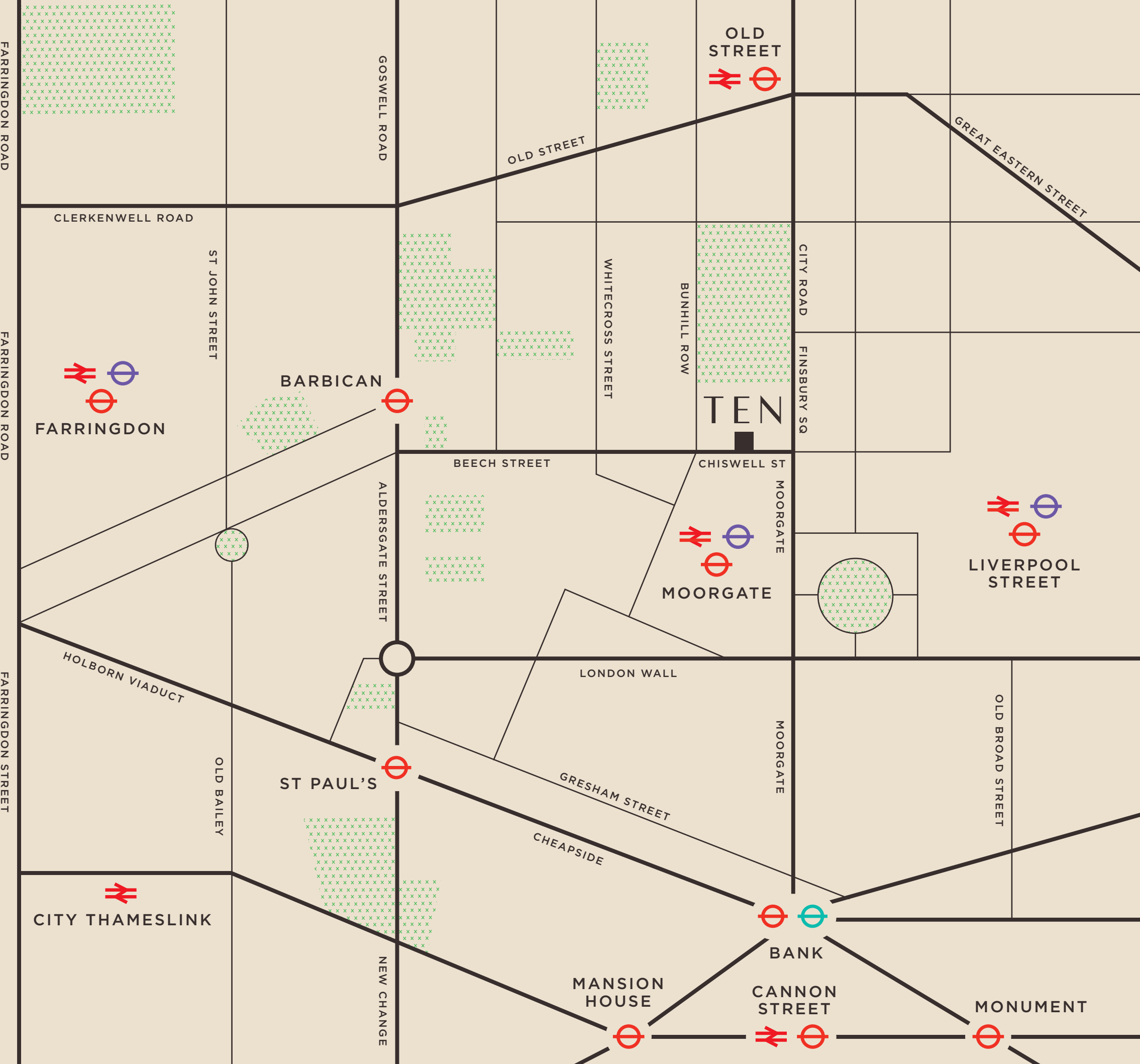
- Marks & Spencer
- Oliver Bonas
- Boots
- Hobbs
- Gant
- Tommy Hilfiger
- Reiss
- Space NK
- Massimo Dutti
- Charles Tyrwhitt
- T.M.Lewin
- Mango
- Neom
- Cos
- Sweaty Betty
- Hackett
- Paul Smith

Culture+Entertainment

- Everyman Broadgate
- The Barbican
- Flight Club
- Clays
- Guildhall Art Gallery
- Project Golf
- Five Iron Golf
- South Place Hotel
- Sun Street Hotel
- Guildhall School of Music & drama
- Montcalm Royal London House

Gyms

- Nuffield Health
- Thirdspace
- Barrys Gym
- The Foundary & Psycle
- Tribe City
- 1Rebel
- Virgin Active





BLANK STREET COFFEE



FINSBURY CIRCUS



BROADGATE CIRCLE



MONTCALM HOTEL

THE CITY AND BEYOND

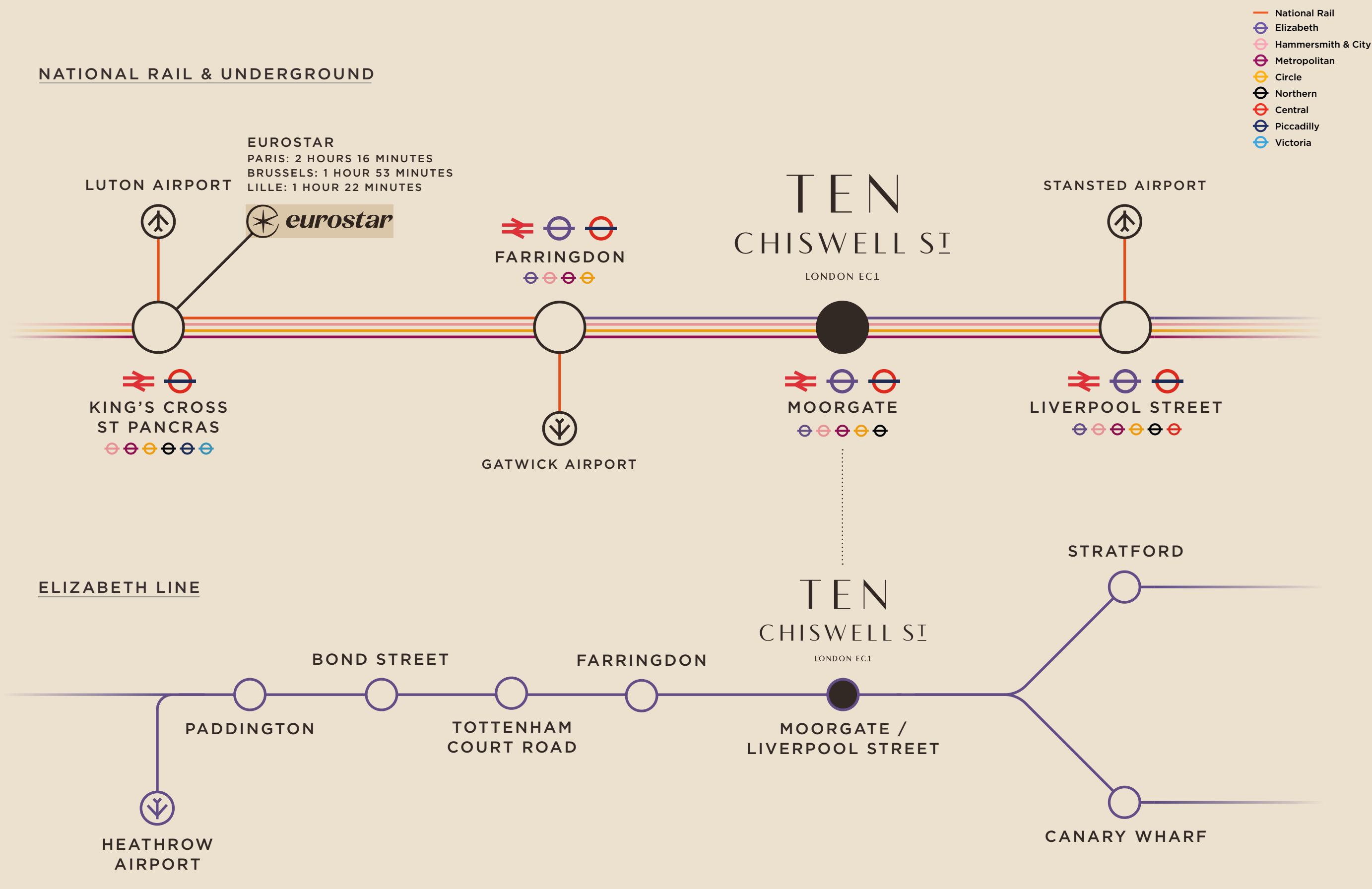
WALK TIMES

DESTINATION	TIME
MOORGATE	3 MINS
LIVERPOOL STREET	6 MINS
FARRINGDON	10 MINS
BANK	12 MINS

TRAVEL TIMES (FROM MOORGATE)

DESTINATION	TIME
LIVERPOOL STREET	2 MINS
FARRINGDON	3 MINS
BANK/MONUMENT	3 MINS
TOTTENHAM COURT ROAD	4 MINS
BOND STREET	6 MINS
KING'S CROSS ST PANCRAS	6 MINS
CANARY WHARF	7 MINS
CANNON STREET	8 MINS
PADDINGTON	9 MINS
CITY AIRPORT	25 MINS
HEATHROW AIRPORT T2/3	45 MINS
LUTON AIRPORT	50 MINS
GATWICK AIRPORT	50 MINS
STANSTED AIRPORT	55 MINS

NOTE: ALL TRAVEL TIMES ARE PLATFORM TO PLATFORM



TEAM

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LANDLORD

