

### UP TO 14,614 SQ FT OF REFURBISHED, FULLY FITTED PRIME OFFICES

钉

The reception and end-of-trip facilities have undergone a design-led refurbishment. The building also benefits from stunning views overlooking the Honourable Artillery Company's playing fields.











**REDESIGNED** RECEPTION STUNNING LIVING GREEN







Refurbished reception

EPC B

rating





EU Networks, Verizon and BT



Showers and bike storage



Recessed LED lighting

Two-pipe

air-conditioning

fan coil



3x passenger lifts

Metal tile

ceilings



24/7 access



Raised floor (150mm void)



2.75m floor to ceiling height



Private balconies





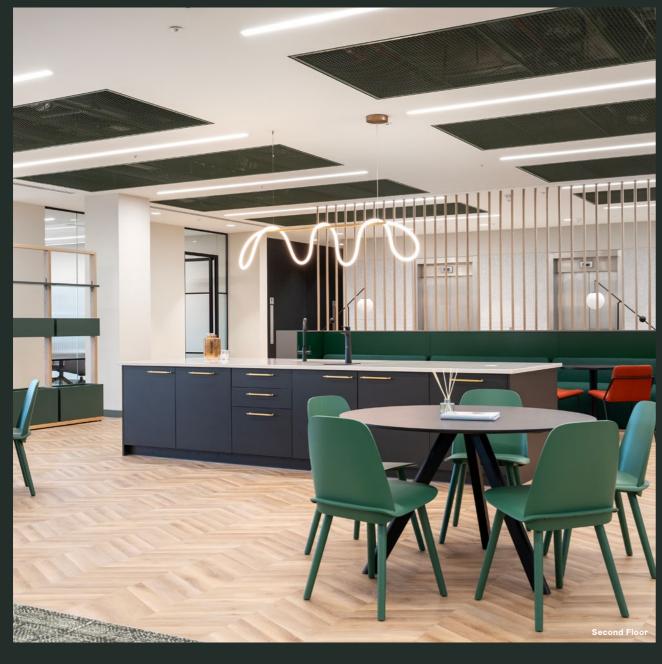
10 CHISWELL STREET EC1

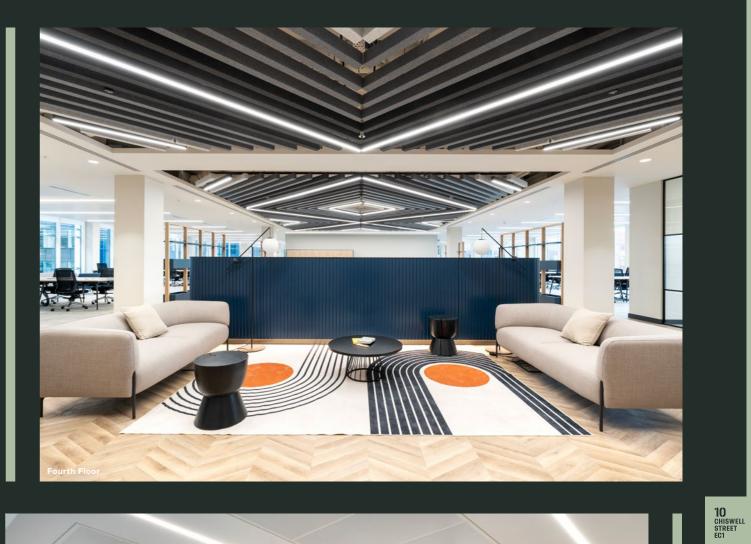
## 2ND & 4TH FLOORS

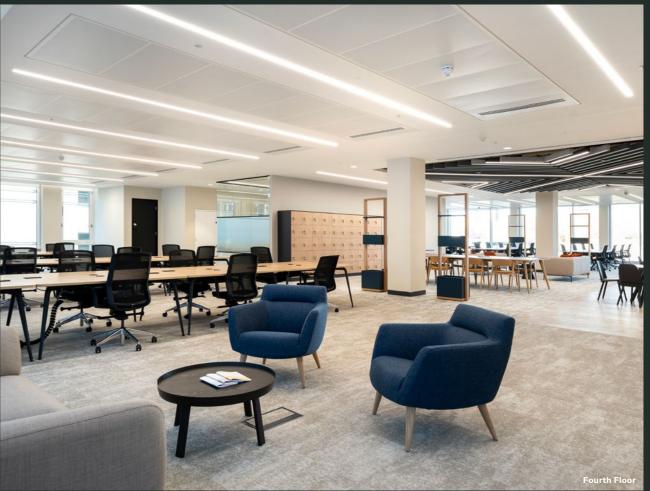
The second and fourth floors have undergone a comprehensive refurbishment to provide fully fitted office space.

The second floor is under offer with the available fourth floor featuring a comfortable welcome lounge, generous teapoint breakout areas and an ample collaboration zone which provide a productive workspace.









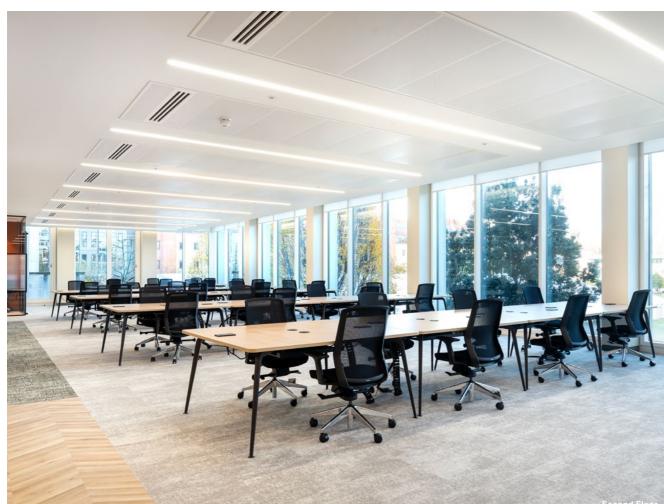
10 CHISWELL STREET EC1



### **ACCOMMODATION** SCHEDULE

Floor	Condition	Sq Ft	Sq M	Available
4th 	CAT B	7,307	679	Now
3rd 	CAT B	7,307	679	Coming Soon
2nd	CAT B			Under Offer
Total		14,614	1,385	





### **4TH FLOOR SPACE PLAN**

7,307 SQ FT / 679 SQ M

Open plan desks	68	
10 person meeting room	1	
8 person meeting room	1	
4 person meeting room	1	
2 person meeting room	1	
2 person quiet room	1	
1 person quiet rooms	2	
Collaboration zone	1	
Breakout areas	2	
Tea point		

If required, additional desks, chairs, pedestals, filing and other furniture can be added on short lead in for bespoke requirements.

Plans for indicative purposes only. Not to scale.



Office
Balcony

Chiswell Street



# A BUSTLING

The building is in close proximity to Whitecross Street and Broadgate circle with Moorgate Station, 3 minutes away and Liverpool Street station, 5 minutes away, providing Elizabeth line connections at your feet.



















Old Street

Barbican



10 CHISWELL STREET



























Shoreditch High Street

Walk times in minutes from the building. Source: Tfl

### **FURTHER INFORMATION**

Upon application.

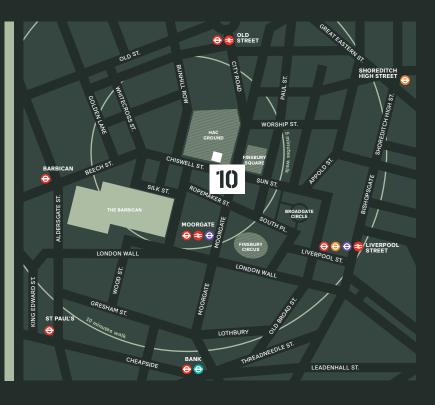
### **10CHISWELLSTREET.COM**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and Colliers in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank and Colliers has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2.Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been property dealt with and that all information is correct. 4VAT: The VAT position relating to the property may change without notice. April 2025.

**EPC** 

Rating B.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london











### **VIEWINGS**



**Peter Gray** 07765 220 528 peter.gray@knightfrank.com

**Abby Dwan** 07976 084 158 abby.dwan@knightfrank.com

**Emily Duncan** 07817 941 400 emily.duncan@knightfrank.com



Tim Williams 07717 576 894 tim.williams@colliers.com

**Charlie Collins** 07759 121 247 charlie.collins@colliers.com

Alex Waters 07936 338 784 alex.waters@colliers.com