



10
CHISWELL
STREET
EC1

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3,055 / 7,307 /
17,669 SQ FT

**UP TO
17,669 SQ FT OF
REFURBISHED,
FULLY FITTED
PRIME OFFICES**











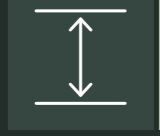



The reception and end-of-trip facilities have undergone a design-led refurbishment. The building also benefits from stunning views overlooking the Honourable Artillery Company's playing fields.



**REDESIGNED
RECEPTION
WITH
STUNNING
LIVING GREEN
WALLS**



- | | | | | | |
|--|--|---|--|--|--|
| 
Refurbished reception | 
EU Networks, Verizon and BT | 
Recessed LED lighting | 
3x passenger lifts | 
24/7 access | 
Raised floor (150mm void) |
| 
Views over The HAC | 
Showers and bike storage | 
Two-pipe fan coil air-conditioning | 
Metal tile ceilings | 
2.75m floor to ceiling height | 
Roof terraces and balconies |

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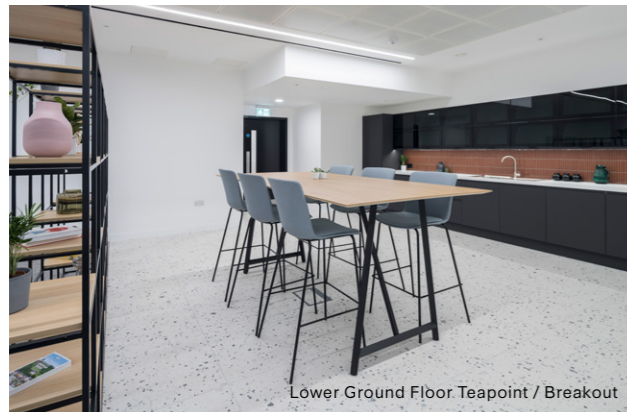
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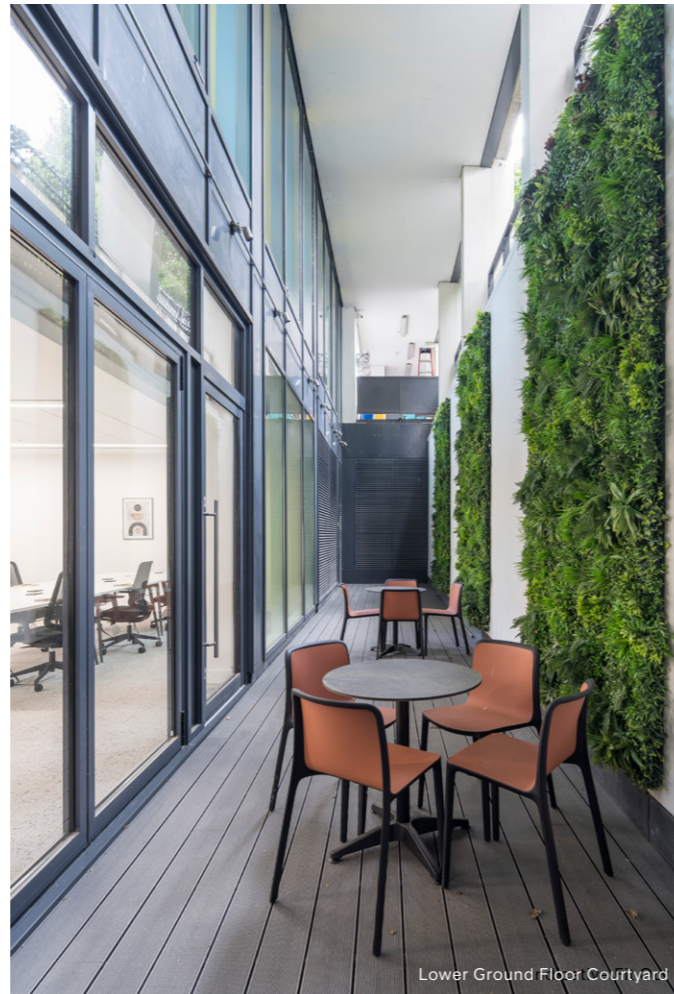
LOWER GROUND FLOOR

The lower ground floor offers fully fitted Category B space, with cabling and furniture, meeting rooms, offices, breakout areas and kitchenettes.

The bright, open plan workspace is ready for immediate occupation and is also available on a managed basis by Workthere.



Lower Ground Floor Teapoint / Breakout



Lower Ground Floor Courtyard



Lower Ground Floor Welcome Area



Lower Ground Floor Office



Bike Store



End-of Trip Showers

2ND & 4TH FLOORS

The second and fourth floors are currently undergoing a comprehensive refurbishment to provide fully fitted office space.

The floors feature comfortable welcome lounges, generous teapoint breakout areas and ample collaboration zones which provide a productive workspace.



Second Floor Welcome Area CGI



Second Floor Office / Meeting rooms CGI



Second Floor Teapoint / Breakout CGI



Fourth Floor Breakout / Collaboration Area CGI

ACCOMMODATION SCHEDULE

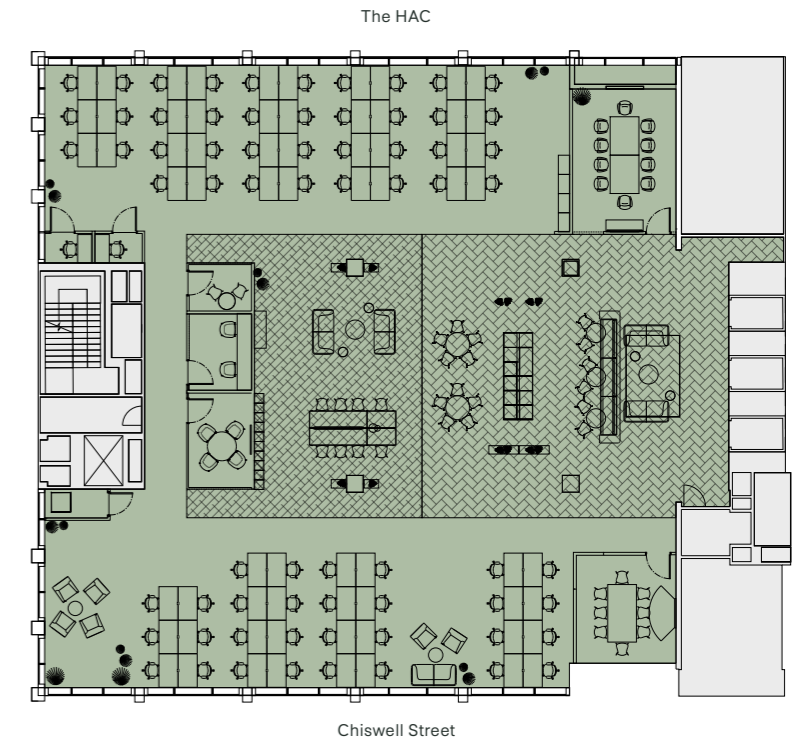
Floor	Condition	Sq Ft	Sq M	Available
4th	Fully fitted	7,307	679	Now
3rd	Fully fitted	7,307	679	Sept 24
2nd	Fully fitted	7,307	679	Now
LG	Fully fitted	3,055	284	Now
Total		17,669	1,642	



2ND / 4TH FLOOR SPACE PLAN 7,307 SQ FT / 679 SQ M

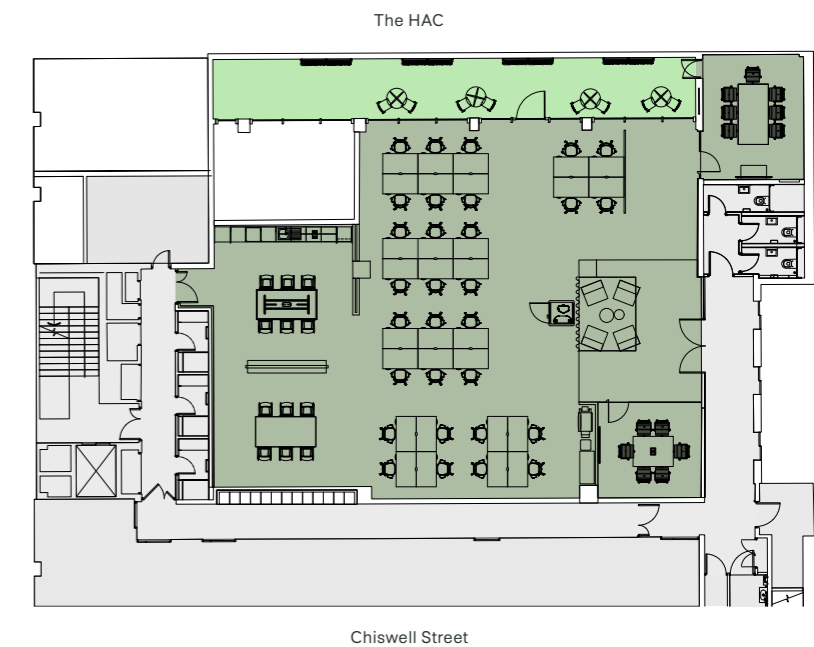
Workspaces	60
10 person meeting room	1
8 person meeting room	1
4 person meeting room	1
2 person meeting room	1
2 person room	1
Meet & greet	1
Breakout areas	2
Tea point	1
Phone booths	2

- Office
- Terrace
- Core



LOWER GROUND FLOOR SPACE PLAN 3,055 SQ FT / 284 SQ M

Workspaces	30
7 person meeting room	1
6 person meeting room	1
6 person meeting area	1
Meet & greet	1
Breakout areas	1
Tea point	1
Copy & print zone	1
Phone booth	1



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.



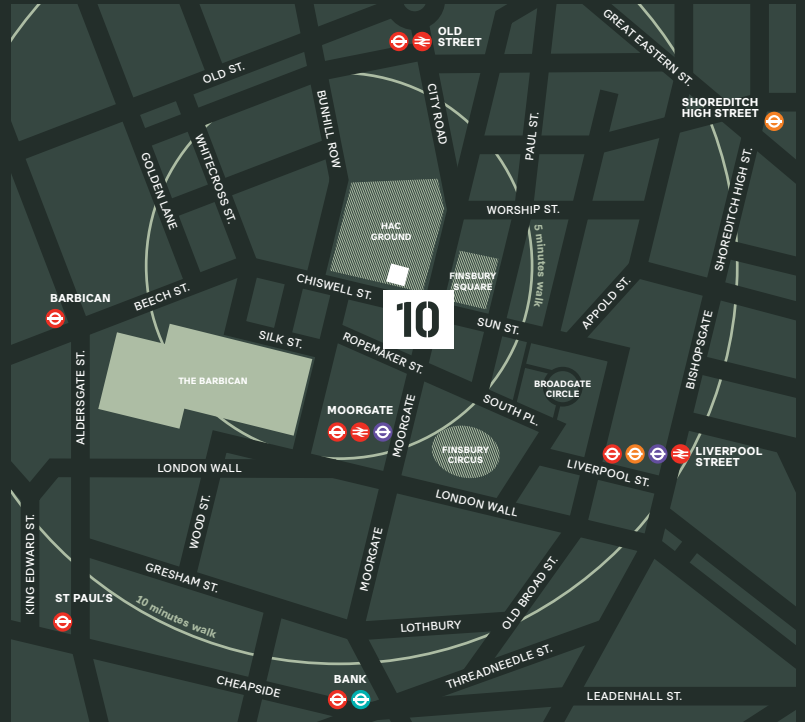
**IMPRESSIVE
VIEWS OVER-
LOOKING THE
HAC FROM
THE FLOORS**



A BUSTLING LOCATION OFFERING A GREAT SELECTION OF AMENITY



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.



3		6	
Moorgate		Old Street	
● ● ● ●		○	

7		7	
Liverpool Street		Barbican	
● ● ● ●		● ● ●	

11		12	
Bank		Shoreditch High Street	
○ ● ●		○	

Walk times in minutes from the building.
Source: TfL.



FURTHER INFORMATION

Terms
Upon application.

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