

The background of the entire advertisement is a dark charcoal grey color, overlaid with a pattern of vertical stripes. The stripes alternate between a slightly lighter charcoal grey and a muted sage green color. The stripes are of uniform width and spacing, creating a rhythmic, textured effect.

**10
CHISWELL
STREET
EC1**

10CHISWELLSTREET.COM

**6,983 - 14,290 SQ FT
OFFICES TO LET**

**6,983 - 14,290 SQ FT
OF REFURBISHED,
FULLY FITTED
PRIME OFFICES**



All floors offer fully fitted prime office space, with the additional benefit of stunning views overlooking the Honourable Artillery Company's playing fields.















1st floor welcome lounge



**REDESIGNED
RECEPTION
WITH
STUNNING
LIVING GREEN
WALLS**



- | | | | | | |
|--|--|---|--|--|--|
| 
Refurbished reception | 
Fully fitted CAT B floors | 
Recessed LED lighting | 
3x passenger lifts | 
24/7 access | 
Raised floor (150mm void) |
| 
EPC B rating | 
Showers and bike storage | 
Two-pipe fan coil air-conditioning | 
EU Networks, Verizon and BT | 
2.75m floor to ceiling height | 
Private balconies |



1st floor kitchen / breakout

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LIGHT-FILLED FULLY
FITTED WORKSPACE



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1st floor open plan workstations

1ST & 3RD FLOORS

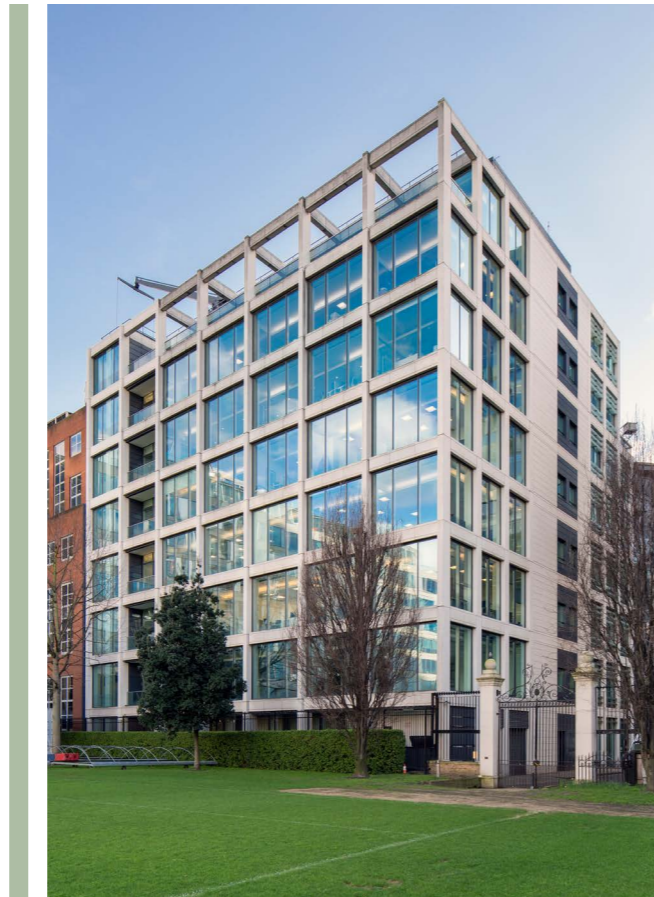
The 1st floor has undergone a comprehensive refurbishment to provide fully fitted office space and is available now, with the 3rd floor coming soon.

Featuring comfortable welcome lounges, generous breakout areas and collaboration zones to provide a productive workspace.



ACCOMMODATION

Floor	Condition	Sq Ft	Sq M	Available
3rd	CAT B	7,307	679	Coming Soon
1st	CAT B	6,983	649	Available
Total		14,290	1,328	

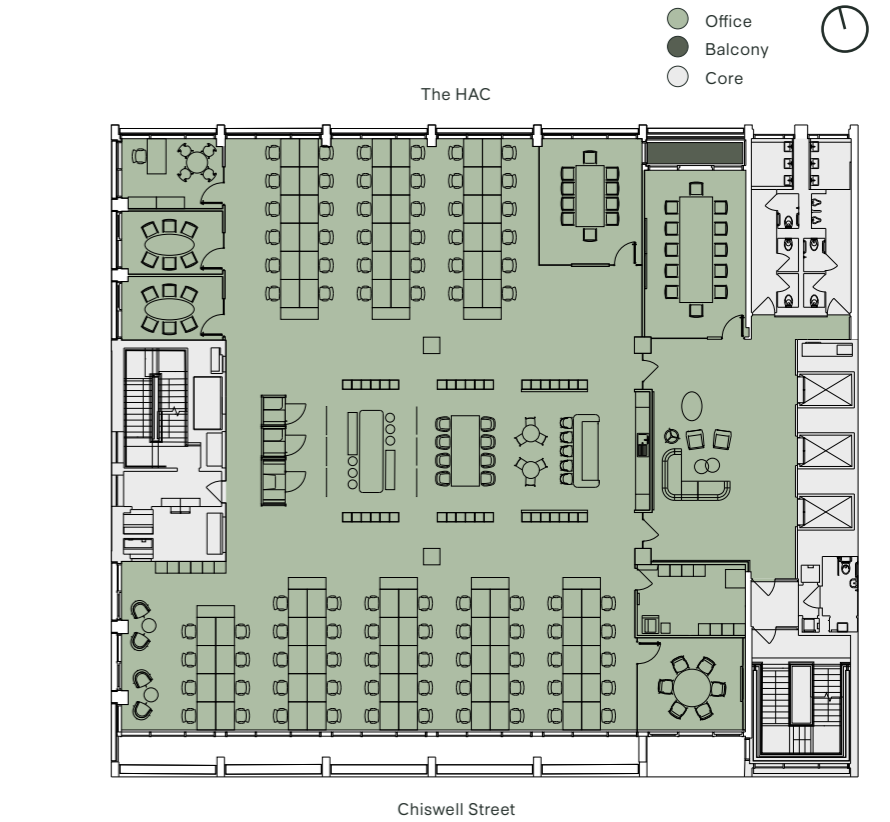


1ST FLOOR 6,983 SQ FT / 649 SQ M

- Open plan desks 84
- 12 person boardroom 1
- 10 person meeting room 1
- 6 person meeting room 3
- Executive office 1
- Call booths 3
- Collaboration points 2
- Breakout areas 1
- Tea point 1
- Comms/store room 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.



1st floor meeting room



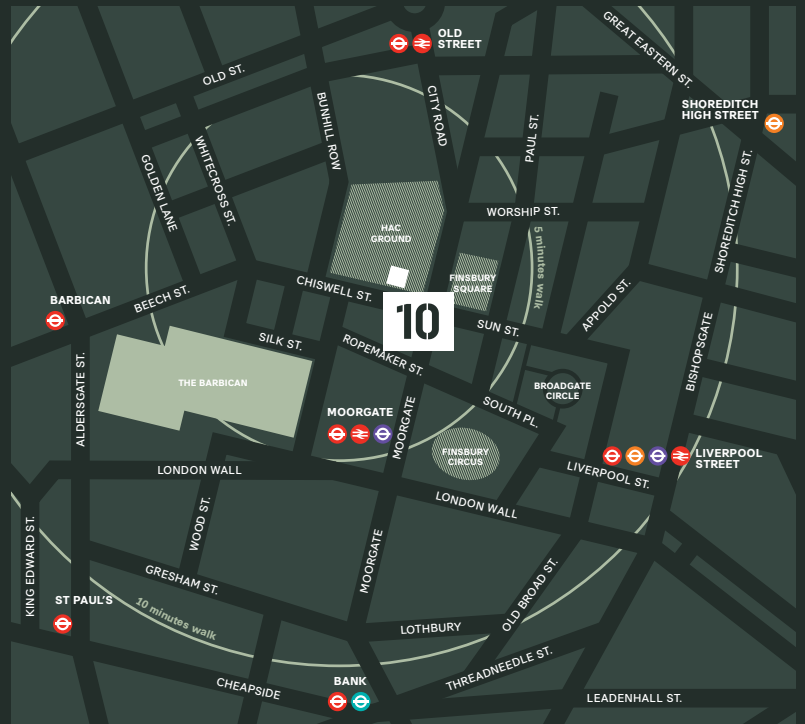
IMPRESSIVE
VIEWS OVER
LOOKING THE
HAC FROM
THE FLOORS



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.

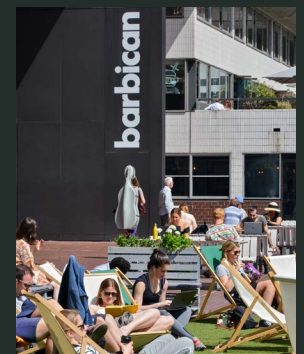


3		6	
Moorgate		Old Street	
● ● ● ●		○	

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.

EPC

Rating B.

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