

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



Views over The HAC



EU Networks, Verizon and



Showers and bike storage



Recessed LED lighting

Two-pipe

fan coil



lifts

3x passenger

Metal tile ceilings air-conditioning



24/7 access





10 CHISWELL STREET EC1

Raised floor (150mm void)



2.75m floor to ceiling height



Roof terraces and balconies

The lower ground and 6th floors provide fully fitted Category B space, with cabling and furniture, with meeting rooms, offices, break out areas and kitchenettes.

All floors have live Backbone Connect fibre installed.







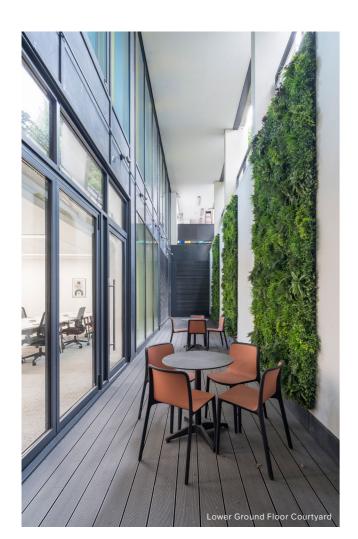


10 CHISWELL STREET EC1

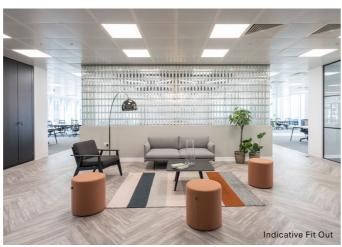
Indicative Fit Out

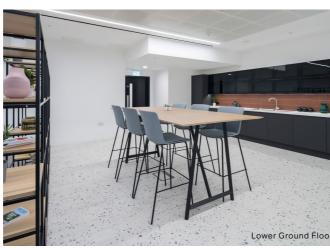


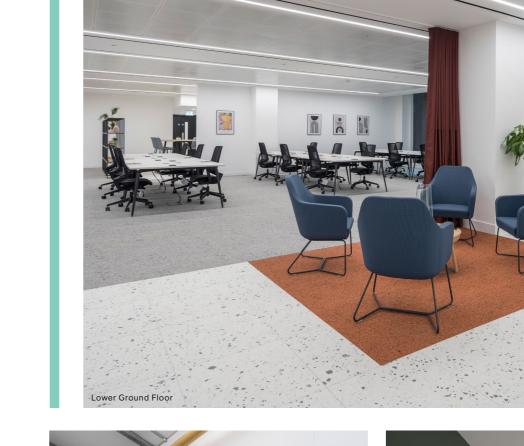


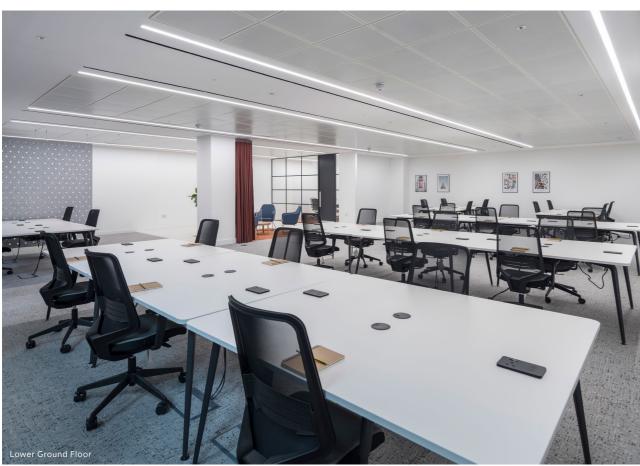


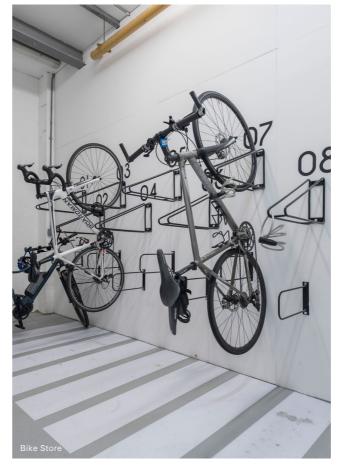
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ACCOMMODATION SCHEDULE

10 CHISWELL STREET EC1

Floor	Sq Ft	Sq M	Condition
6th	6,512	605	Fully fitted
Lower Ground	3,055	284	Fully fitted
Total	9,567	889	





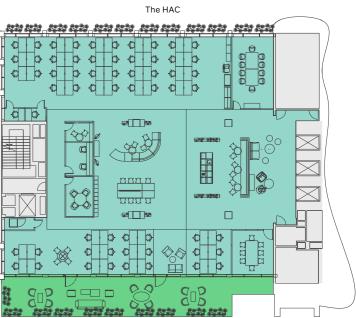


6TH FLOOR PLAN

6,512 SQ FT / 605 SQ M

Workspaces	54	4
10 person med	eting room	1
8 person meet	ing room	1
4 person meet	ing room	1
2 person meet	ing room	1
2 person room	1	1
Meet & greet	:	1
Breakout areas	3	2
Tea point	:	1
Copy & print zo	one :	1
Phone booth		2
Comms room		1

- Office
- Terrace
- Core



Chiswell Street

LOWER GROUND FLOOR 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



The HAC

Chiswell Street

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.





A BUSTLING LOCATION **OFFERING**

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

























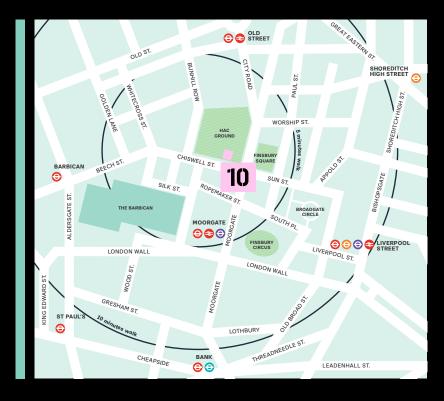






Shoreditch High Street

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











FURTHER INFORMATION

Terms

EPC

Rating C.

Upon application.

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10CHISWELLSTREET.COM

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