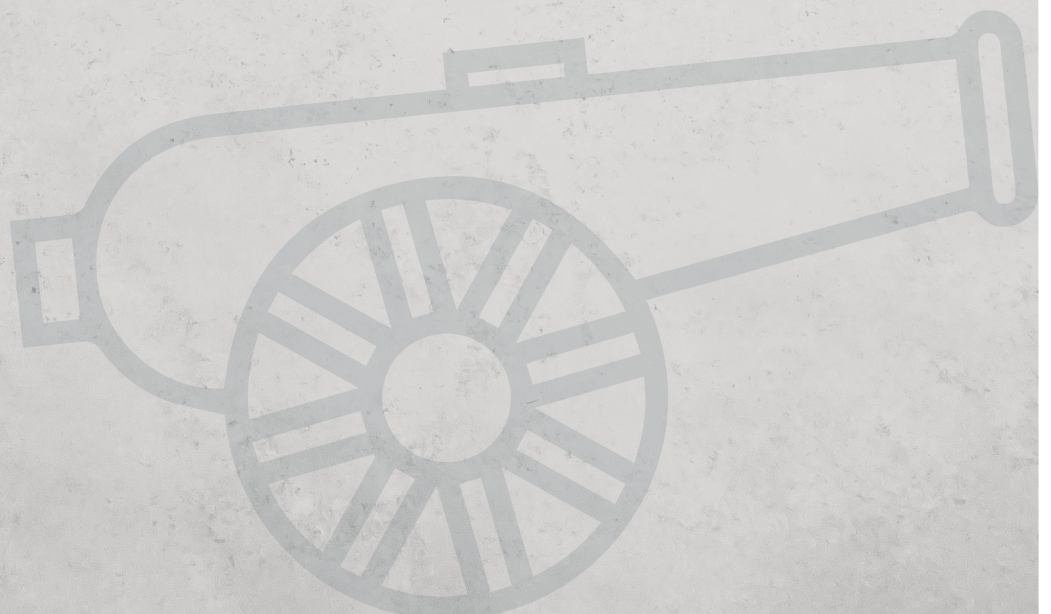


24 CHISWELL STREET

LONDON EC1

7,094–24,174 sq ft
Office Space To Let





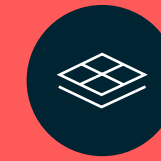
Summary Specification



Comprehensively refurbished CAT A offices



Contemporary reception with commissionaire



Recycled, full-height raised flooring



New strip LED lighting



Four pipe fan coil air conditioning



Excellent floor to ceiling heights



The HAC artillery garden outlook on all floors, with full-height glazing



End of journey facilities with 68 x bike racks



Changing room with 13 x showers and lockers

A DIFFERENT VIEW

24 Chiswell Street has been comprehensively refurbished to provide 7,094–24,174 sq ft of bright, open workspace.

The 1st and 3rd floors are currently available with the 8th floor coming soon. All floors offer floor to ceiling glazing with exceptional views over The Honourable Artillery Company's Playing Fields.



Accommodation

Schedule of areas

Floor	sq m	sq ft
Eighth	659	7,094
Third	795	8,559
First	792	8,521
Total	2,246	24,174



Lift lobby



First Floor



Eighth Floor view over HAC

Typical Upper Floor

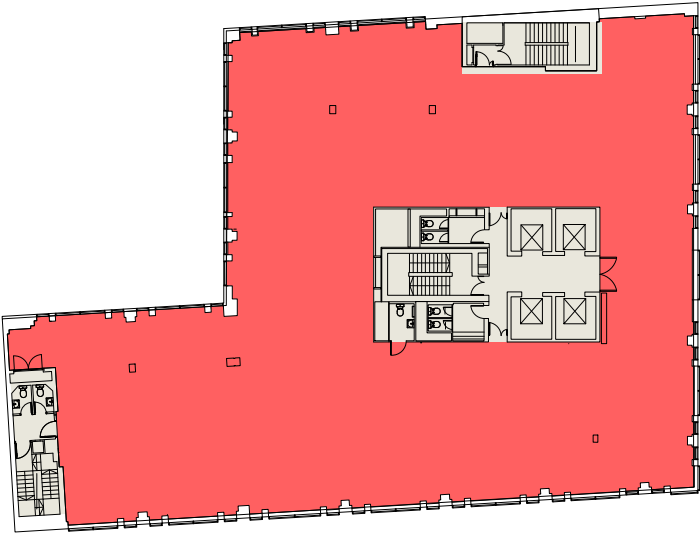
Cat A

8,559 sq ft / 795 sq m



- Office
- Core

Floor plans not scale.
For indicative purposes only.



Chiswell Street

Bunhill Row



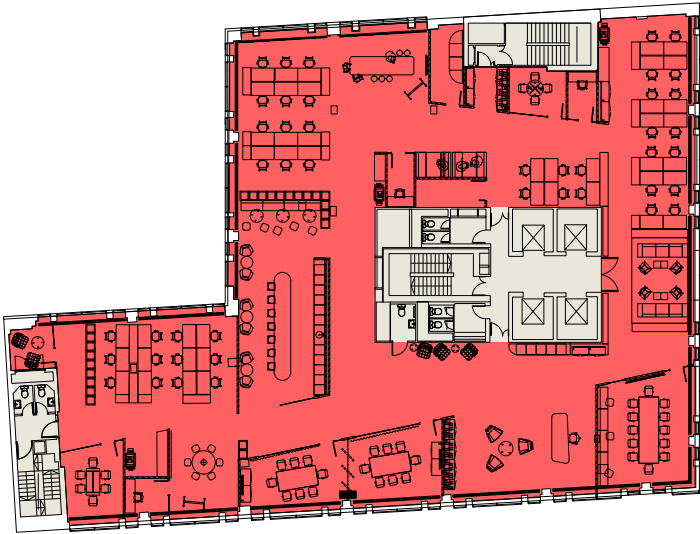
Third Floor

Typical Upper Floor

Collaborative

Occupancy Ratio - 1:10 sq m

Permanent Desks	44
Informal Workstations	86
Collaboration Areas	5
4 Person Meeting Rooms	1
6 Person Meeting Rooms	1
8 Person Meeting Rooms	2
12 Person Boardroom	1
Quiet Rooms	4
Store Room	1
Acoustic Booths	2
Kitchen/Break-Out Area	3
Comms Room	11



Chiswell Street

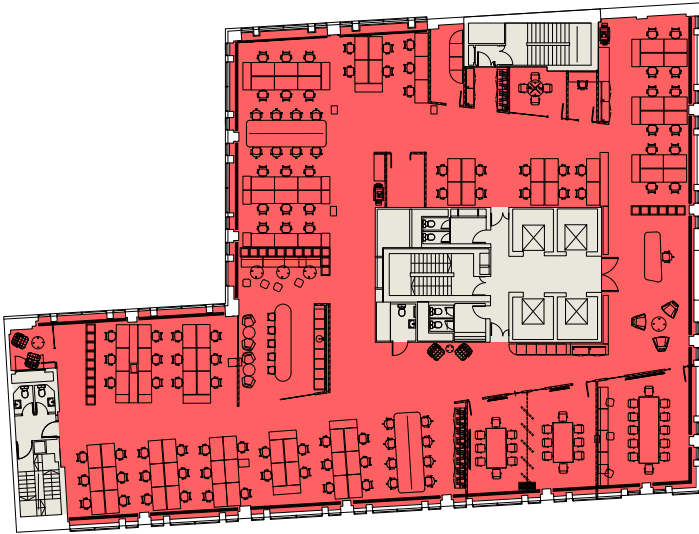
Bunhill Row

Typical Upper Floor

Conventional

Occupancy Ratio - 1:8 sq m

Permanent Desks	84
Informal Workstations	105
Collaboration Areas	3
4 Person Meeting Rooms	1
8 Person Meeting Rooms	2
12 Person Boardroom	1
Quiet Rooms	2
Store Room	1
Kitchen/Break-Out Area	2
Comms Room	1



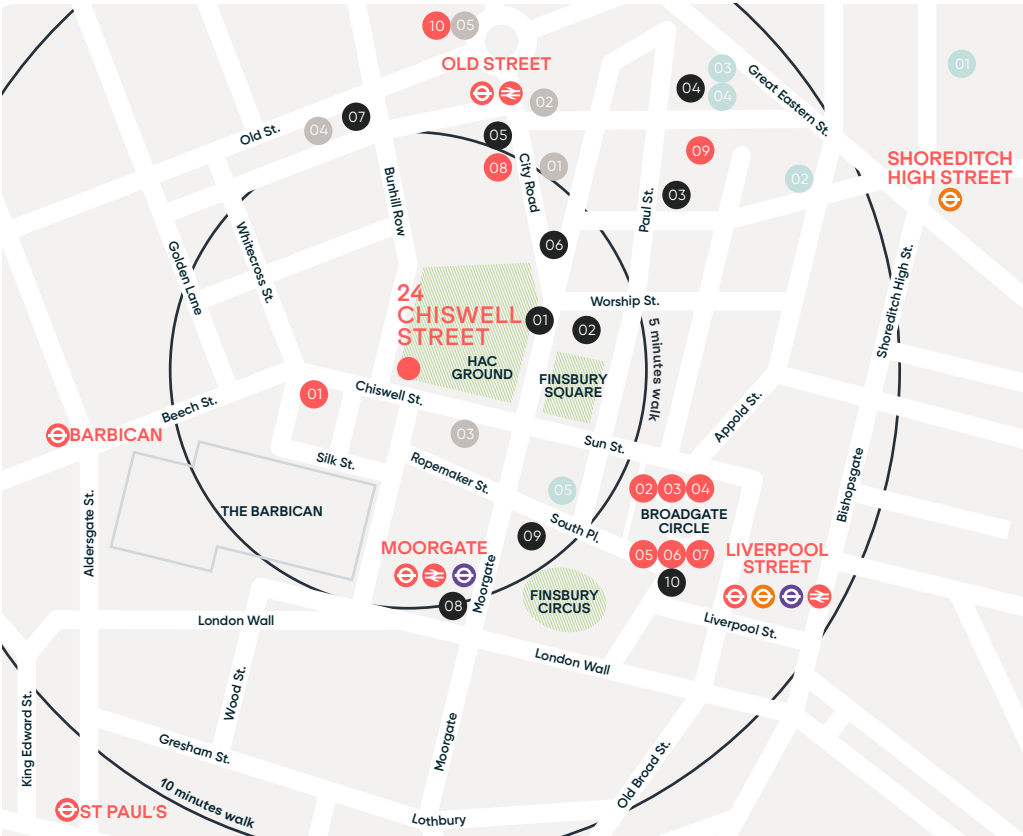
Chiswell Street

Bunhill Row

BEST OF BOTH WORLDS

24 Chiswell Street combines London's most creative and connected hubs.

Bridging the gap between the practicality of the City Core and the vibrancy of Shoreditch, the micro-location also sits amongst three of the most prominent green spaces that the City has to offer.



Amenities

RESTAURANTS ●

- 01 The Jugged Hare
- 02 Yauatcha
- 03 José Pizarro
- 04 Comptoir Libanais
- 05 Shoryu Ramen
- 06 The Botanist
- 07 Franco Manca
- 08 Daffodil Mulligan
- 09 St Leonards
- 10 Serata Hall

BARS & PUBS ●

- 01 Finch's
- 02 Flight Club
- 03 The Fox
- 04 The Princess of Shoreditch
- 05 Gibney's
- 06 Singer Tavern
- 07 Taylor & Elementary
- 08 Fox Fine Wines & Spirits
- 09 Kitty Hawk
- 10 Mrs Fogg's

CAFÉS & DELIS ●

- 01 Lantana
- 02 Ozone Coffee Roasters
- 03 Coco di Mama
- 04 Pasta Nostra
- 05 Shoreditch Grind

HOTELS ●

- 01 One Hundred Shoreditch
- 02 Mondrian Shoreditch
- 03 The Hoxton Hotel
- 04 Nobu Hotel
- 05 South Place Hotel





FURTHER INFORMATION

For further information
or to arrange a viewing
please contact:

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**Hartnell
Taylor Cook**

Terms

Upon application.

Viewings

Through joint letting agents.

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