



Office To Let

## 4 Chiswell Street

London, EC1Y 4UP

The 1st floor offers fitted space, with meeting rooms, private offices and a large kitchen/breakout area.

3,438 to 11,202 sq ft (319.40 to 1,040.70 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	3,438 to 11,202 sq ft / 319.40 to 1,040.70 sq m
Rent	£75 per sq ft
Rates Payable	£24.17 per sq ft 26/27 Estimate
Service Charge	£18 per sq ft 2026 Estimate
EPC	B (44)

## Description

The building benefits from a remodelled reception, commissionaire, modern bicycle storage and shower facilities. The 1st floor offers fully fitted space, with 46 desks, 1 boardroom, 5 meeting rooms, 1 private office, a comms room, a welcome/reception area and a large kitchen/breakout space.

## Location

The building benefits from excellent transport links with Moorgate, Old Street and Liverpool Street stations all being within a 10 minute walk, as well as the Elizabeth Line at Moorgate & Liverpool Street stations providing a further boost to the building's connectivity.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th - Terrace	3,438	319.40	Available
6th - Terrace	3,744	347.83	Available
5th - Terrace	4,020	373.47	Coming Soon
1st - CAT A+	5,237	486.53	Under Offer
<b>Total</b>	<b>16,439</b>	<b>1,527.23</b>	



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