

The background of the entire page consists of vertical stripes in two colors: a dark charcoal grey and a light sage green. The stripes are of uniform width and are spaced evenly across the page. On the right side, there are two dark charcoal grey rectangular blocks, one above the other, which serve as containers for text.

10
CHISWELL
STREET
EC1

10CHISWELLSTREET.COM

7,307 - 14,614 SQ FT
TO LET

**UP TO
14,614 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)
-  EPC B rating
-  Showers and bike storage
-  Two-pipe fan coil air-conditioning
-  Metal tile ceilings
-  2.75m floor to ceiling height
-  Private balconies

10
CHISWELL
STREET
EC1

10
CHISWELL
STREET
EC1



2ND & 4TH FLOORS

The second and fourth floors have undergone a comprehensive refurbishment to provide fully fitted office space.

The second floor is under offer with the available fourth floor featuring a comfortable welcome lounge, generous teapoint breakout areas and an ample collaboration zone which provide a productive workspace.

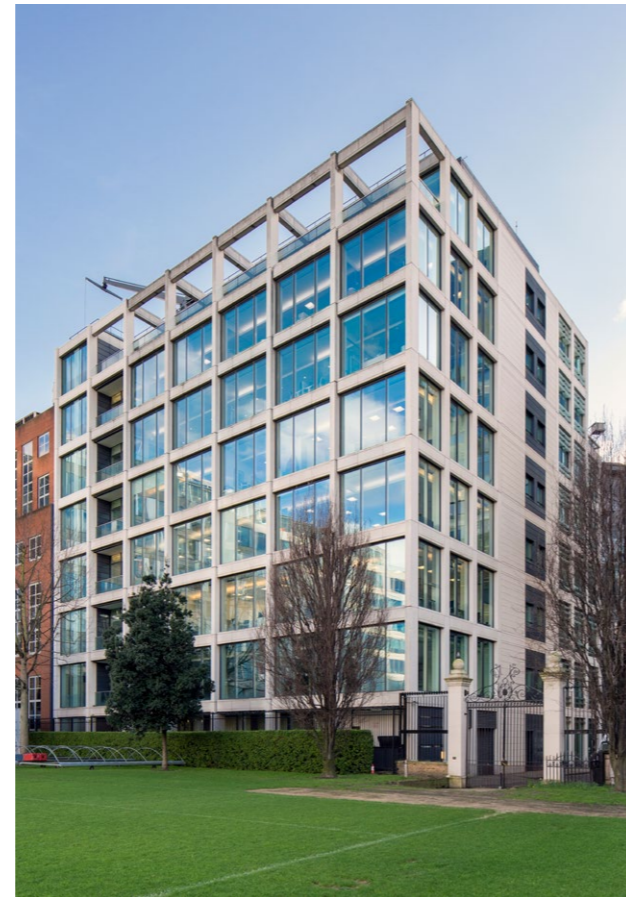


FULLY FITTED
4TH FLOOR



ACCOMMODATION SCHEDULE

Floor	Condition	Sq Ft	Sq M	Available
4th	CAT B	7,307	679	Now
3rd	CAT B	7,307	679	Coming Soon
2nd	CAT B	-	-	Under Offer
Total		14,614	1,385	

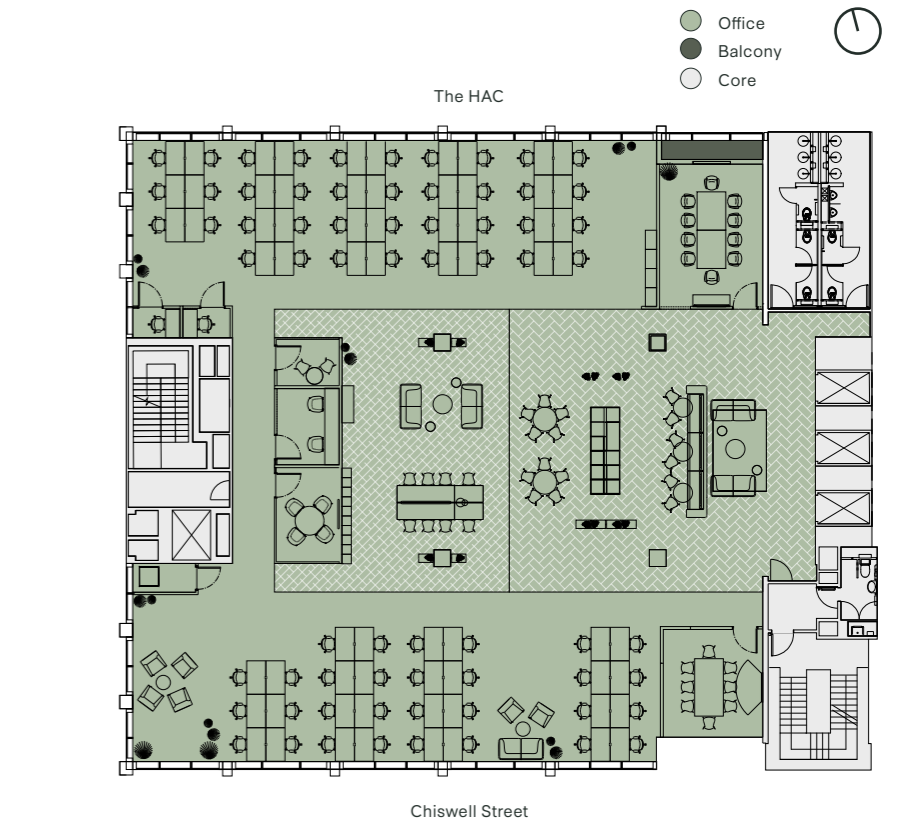


4TH FLOOR SPACE PLAN 7,307 SQ FT / 679 SQ M

Open plan desks	68
10 person meeting room	1
8 person meeting room	1
4 person meeting room	1
2 person meeting room	1
2 person quiet room	1
1 person quiet rooms	2
Collaboration zone	1
Breakout areas	2
Tea point	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 OVERLOOKING 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.

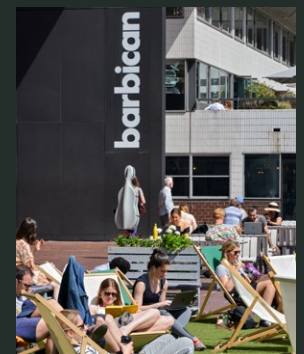


3		6	
Moorgate		Old Street	
● ● ● ●		○	

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.

10CHISWELLSTREET.COM

1.Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP and Colliers in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank and Colliers has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2.Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4.VAT: The VAT position relating to the property may change without notice. March 2025.

VIEWINGS



Peter Gray
07765 220 528
peter.gray@knightfrank.com

Abby Dwan
07976 084 158
abby.dwan@knightfrank.com

Amelia Scambler
07974 366 127
amelia.scambler@knightfrank.com



Tim Williams
07717 576 894
tim.williams@colliers.com

Charlie Collins
07759 121 247
charlie.collins@colliers.com

Alex Waters
07936 338 784
alex.waters@colliers.com