

To Let

Office 7,030 sq ft NIA

Milton Gate, 60 Chiswell Street, London, EC1Y 4AG



Summary

- Type: Office
- Tenure: To Let
- Size: 7,030 sq ft NIA
- Rent: £56.50 per sq ft

Location

Milton Gate is centrally located with Moorgate, Old Street, Liverpool Street and Barbican stations all within a short walk providing excellent transport links across the city. Communications will be further enhanced with the arrival of Crossrail in 2018, with the new Moorgate entrance only two minutes walk from the building.

This vibrant location benefits from a wealth of amenities including The Barbican and White Cross Street Market as well as offering access to some of the City and Shoreditch's most exciting bars and restaurants. The area is home to occupiers from a wide range of industries including financial, legal and TMT.

Availability

Available by way of sublease for a term until August 2024

Floor / Unit	Size	Availability
7th	7,030 sq ft	Available

Impressive Fitted Out Accommodation with Private Roof Terrace

Milton Gate is a prestigious Sir Denys Lasdun designed building which comprises 201,666 sq ft of highly specified Grade A office accommodation.

The property is situated on an island site, which in combination with the full height central atrium, provides excellent levels of natural light. Milton Gate is accessed from Chiswell Street via a full height glazed entrance which leads into the impressive central atrium and reception. Tenants will have the added benefit of shared use of ground floor café and restaurant facilities.

The Part 7th Floor is location on the top floor and is 7,030 sq ft. The accommodation currently benefits from a good quality open plan fit out comprising of meeting rooms and break out area as well as an impressive private roof terrace.

Amenities

- High Quality fit out
- Floor to ceiling glazing
- Four-pipe fan coil air conditioning to all office floors
- Suspended metal tiled ceilings
- Raised floors
- Suspended Ceiling
- Kitchenette
- Manned reception
- Lifts
- Car Parking
- Good Ceiling Height
- 24 hour access

Energy Performance Rating

This property has been graded as 87(D).

Rent

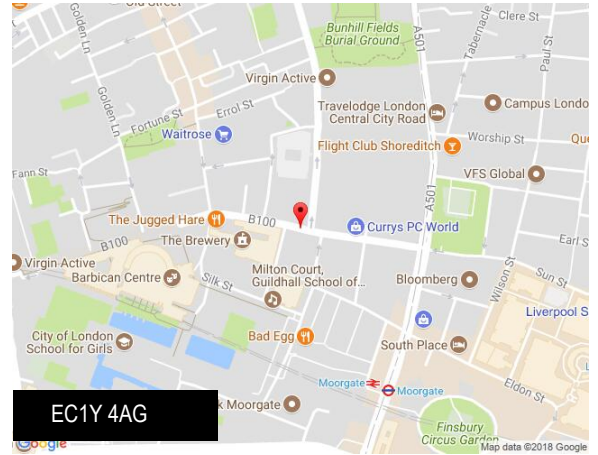
£56.50 per sq ft

Business Rates

Rates Payable: £17 per sq ft

Service Charge

£10.27 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Katie Sommer (nee O'Reilly)

t: +44 (0)207 399 5125

e: katie.sommer@eu.jll.com

Jeremy Attfield

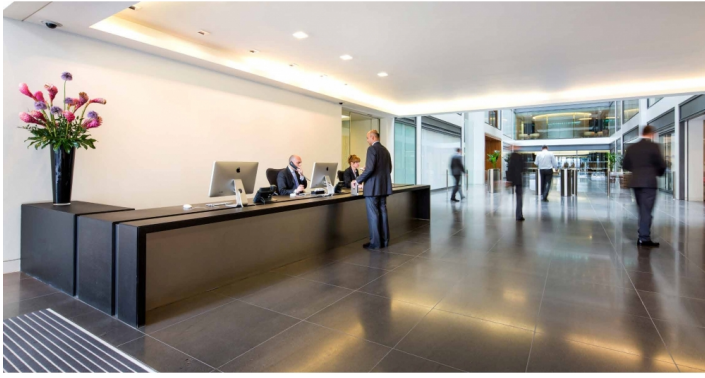
t: +44 (0)207 399 5675

e: jeremy.attfield@eu.jll.com

Helena Pryce

t: +44 (0)207 399 5842

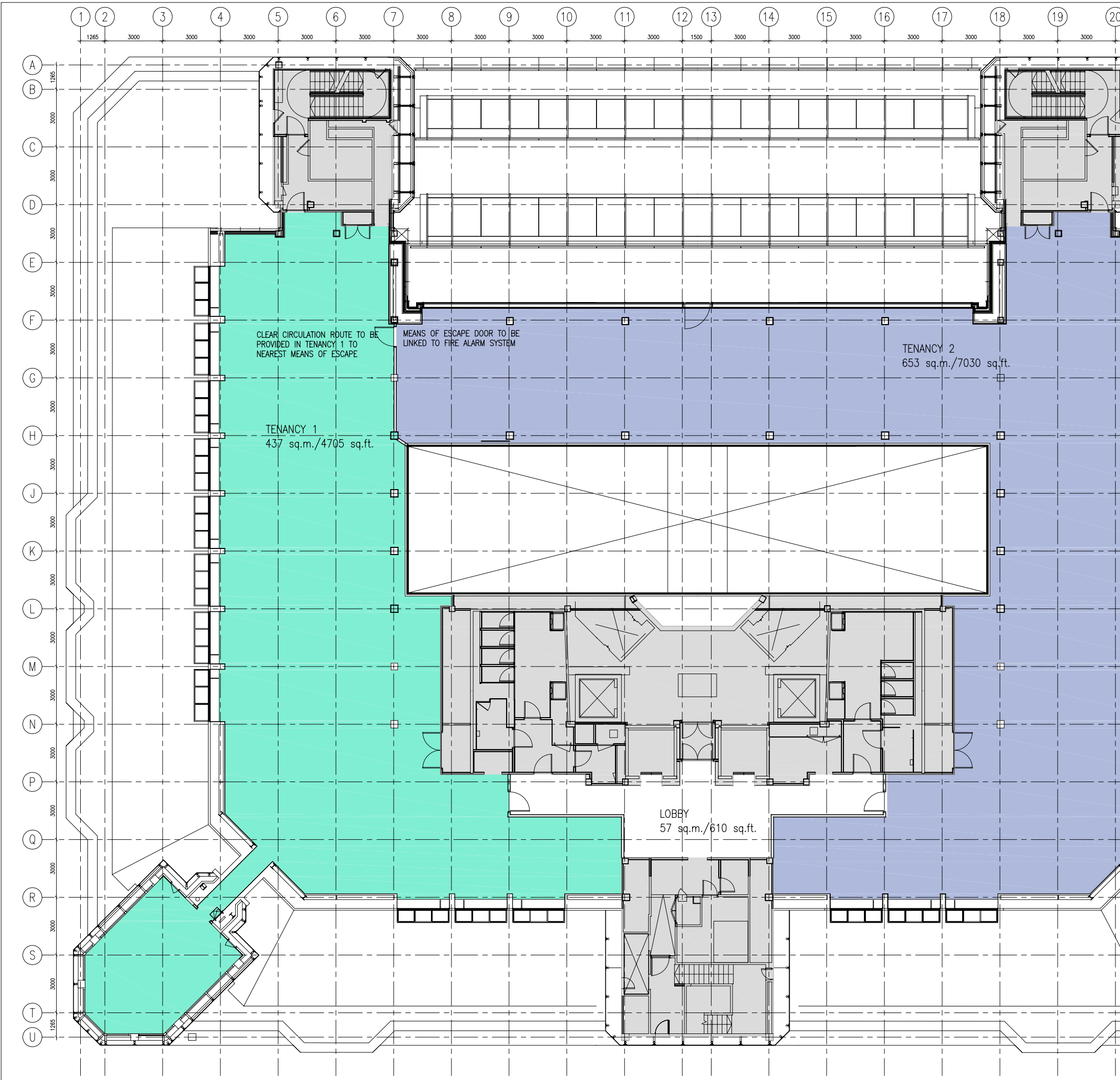
e: Helena.Pryce@eu.jll.com



jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

© 2018 Jones Lang LaSalle IP, Inc. Date: 19/02/18 - milton-gate_190218_9532.pdf



CLEAR CIRCULATION ROUTE TO BE PROVIDED IN TENANCY 1 TO NEAREST MEANS OF ESCAPE

MEANS OF ESCAPE DOOR TO BE LINKED TO FIRE ALARM SYSTEM

TENANCY 2
653 sq.m./7030 sq.ft.

TENANCY 1
437 sq.m./4705 sq.ft.

LOBBY
57 sq.m./610 sq.ft.