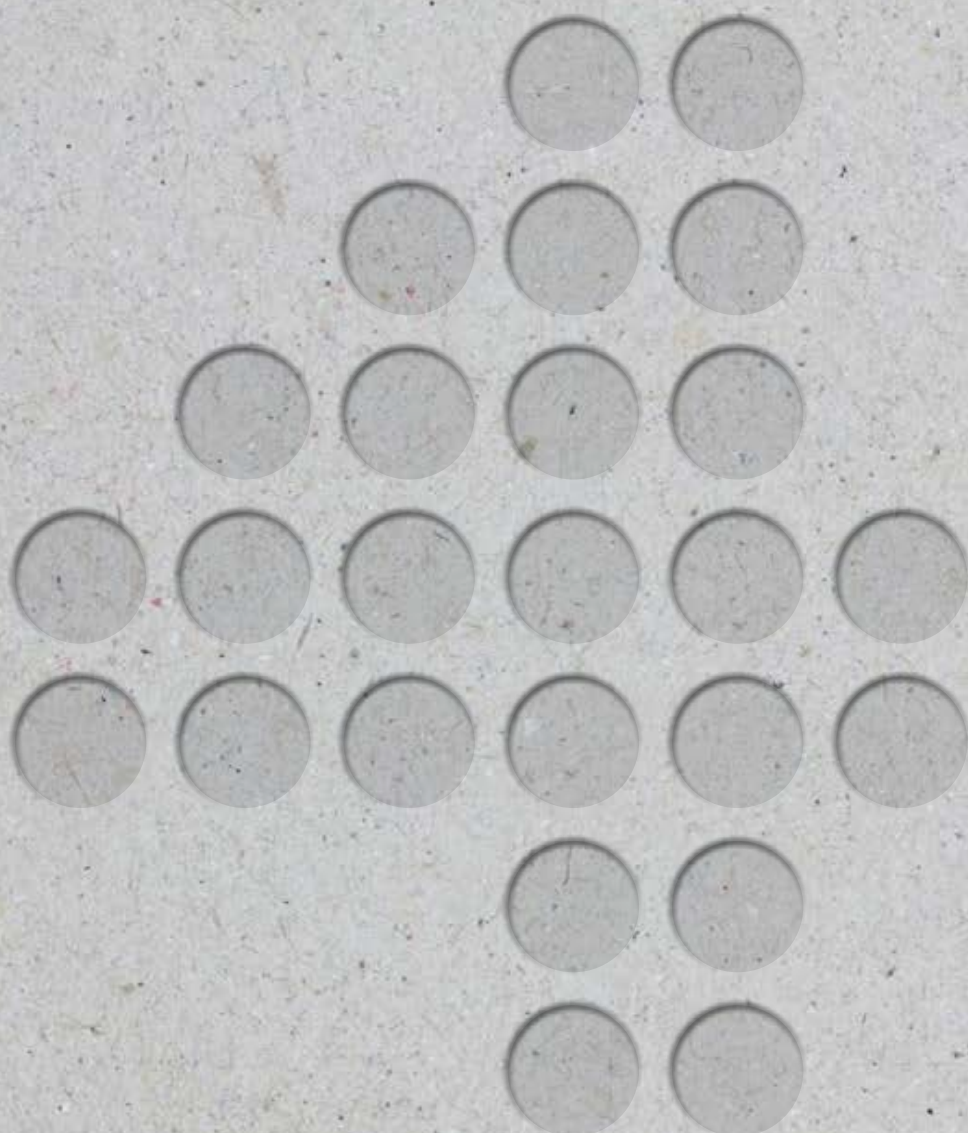


4 CHISWELL STREET  
LONDON EC1







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**4 Chiswell Street has been comprehensively redefined to reflect the expectations and requirements of tech, financial and media sectors.**





## THE BUILDING

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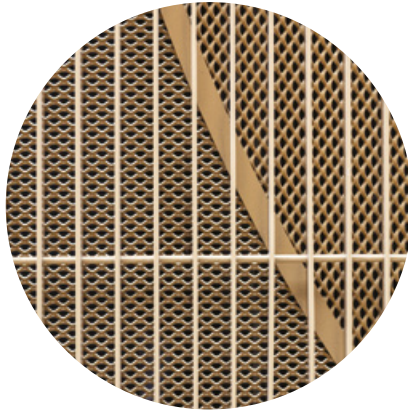
Crafted architectural detailing at ground floor level both externally and internally set the tone for the space throughout.

All floors are finished to a media style, featuring pendant lighting and exposed services.

Occupiers also have access to new showers, changing facilities and bike storage, all finished to a high specification.







## SUMMARY SPECIFICATION

- Exposed on floor services
- Aluminium strip pendant LED lights
- 4 pipe fan coil air-conditioning
- Occupational density of 1/10 sq m
- Fully accessed raised floor tiles - 100mm minimum floor void
- 5 WCs per floor
- Exposed concrete soffit
- Maximum floor to underside of soffit 3.45m
- DDA compliant
- 5 showers with changing facilities
- 36 cycle storage spaces and 26 lockers
- Drying room
- Contemporary redesigned reception
- Impressive views over the HAC playing fields



The open bright floors benefit from impressive views onto the open grounds of the Honourable Artillery Company – providing occupiers with an inspiring work environment.



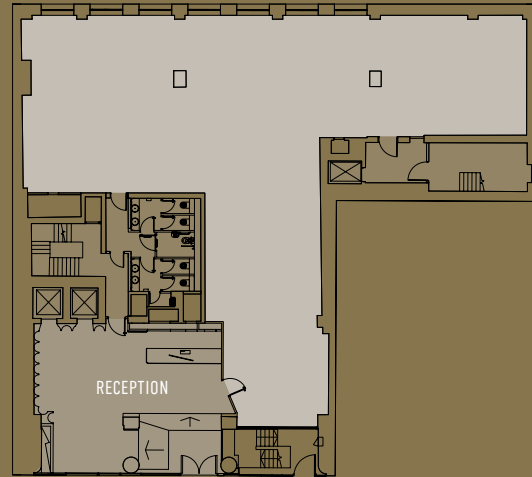


# THE SPACE

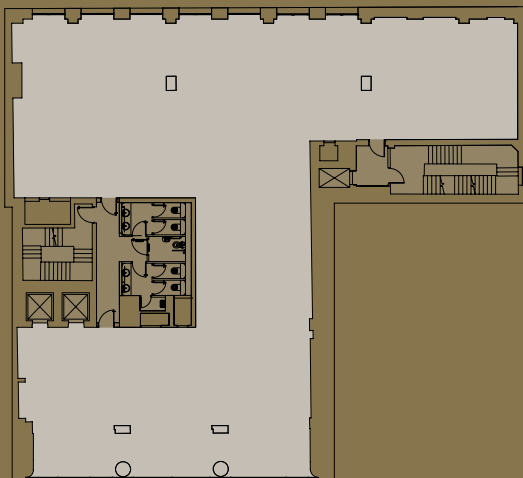
## SCHEDULE OF AREAS

Floor	Sq Ft	Sq M
4th	5,142	477.7
3rd	5,151	478.5
1st	5,237	486.5
Ground	3,916	363.8
<b>Total</b>	<b>19,446</b>	<b>1,806.5</b>

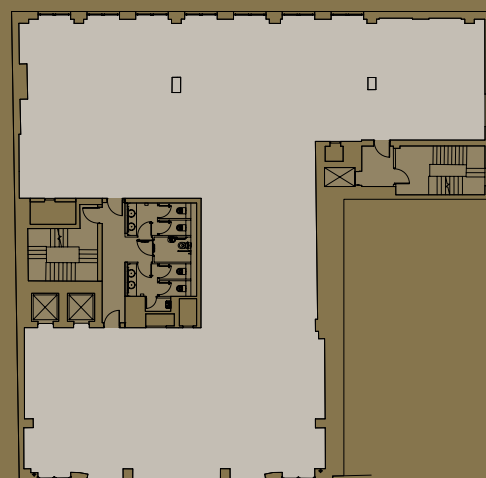
## GROUND FLOOR \_ 3,916 SQ FT / 363.8 SQ M



## 1ST FLOOR \_ 5,237 SQ FT / 486.5 SQ M



## 4TH FLOOR \_ 5,142 SQ FT / 477.7 SQ M



For indicative purposes only. Not to scale.

Accommodation



## LOCAL AREA

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Located centrally between Old Street, Moorgate, Liverpool Street and Barbican stations – 4 Chiswell Street provides occupiers with excellent transport links across the City – as well as offering access to some of the cities most vibrant bars, restaurants and amenities.



All journey times from the building. Source: TfL.



South Place Hotel



Barbican Arts and Conference Centre



Flight Club



Shoreditch Grind



Whitecross Street Market



The Modern Pantry



Cliswell Street Dining Rooms



The ITC



Pizza Buzz



Barry's Bootcamp



Finsbury Square



Woodcock Ray's

04

minutes walk  
MOORGATE



07

minutes walk  
OLD STREET



08

minutes walk  
LIVERPOOL STREET



08

minutes walk  
BARBICAN



13

minutes walk  
SHOREDITCH  
HIGH STREET



## OCCUPIERS / AMENITIES

The area is home to many established names from the financial, professional and TMT sectors and is attracting new industry start-ups. It also continues to be a hub for cultural institutions, sports facilities and new F&B trends – as well as long-standing favourites.

### LOCAL OCCUPIERS

- 1 Bloomberg
- 2 Mimecast
- 3 Reed Elsevier
- 4 Markit
- 5 Macquarie Bank
- 6 WeWork
- 7 Interpublic
- 8 Oracle
- 9 Cisco
- 10 Silicon Valley Bank
- 11 Opentable
- 12 MACE
- 13 CASS Business School
- 14 R/GA
- 15 Stripe Payments
- 16 Amazon

### FITNESS

- 25 Barry's Bootcamp
- 26 Virgin Active
- 27 Gym Box
- 28 Boom Cycle

### DINING

- 17 The Modern Pantry
- 18 Flight Club
- 19 Chiswell Street Dining Rooms
- 20 The Jugged Hare

### COFFEE

- 21 Ozone Coffee
- 22 Fix Coffee
- 23 Dolcezza
- 24 Shoreditch Grind





## FURTHER INFORMATION

To find out more or to arrange a viewing, please contact:



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