

To Let

**Longbow House, 14-20 Chiswell Street, London,
Greater London, EC1Y 4TW**

6,441 to 12,882 sq ft

- Excellent communication links
- Economical fitted and refurbished accomodation
- Impressive view over HAC



Location

Longbow House situated in a key London location south of Old Street Roundabout at the interchange of Shoreditch and the City. On the north side of Chiswell Street, the building benefits from panoramic views over the HAC grounds and boasts excellent transport links with Moorgate, Liverpool Street and Old Street stations.

Specification

Longbow House provides high quality office accommodation with a modern entrance and reception. The efficient, regular floor plates allow for flexible space planning and benefit from excellent natural light.

Availability

Now.

Terms

New lease direct from the Landlord for a term until December 2021 or a longer term with a mutual break option December 2021.

Viewings

Strictly by appointment by the sole agents.

Accommodation

The 1st floor has been redecorated and 3rd & 5th floors are currently available with a fit out in situ.

Floor / Unit	Sq ft	Availability
5th	6,441	Available
3rd	6,441	Under offer
1st	7,146	Available
Total	20,028	

EPC

This property has been graded as 73 C.

Rent

£39.50 per sq ft

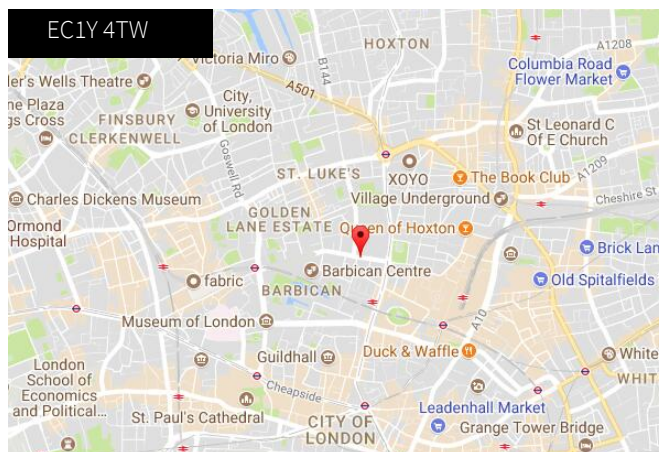
Business Rates

Rates Payable (2017/2018): £18.02 per sq ft

(Estimated 2017)

Service Charge

£10.25 per sq ft



Contacts

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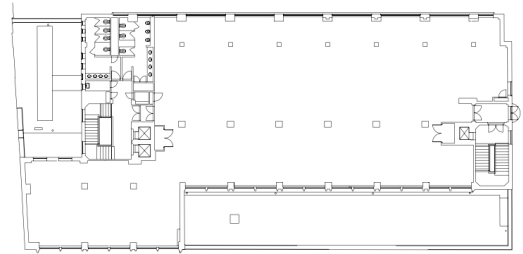
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e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



LONGBOW HOUSE - FIRST FLOOR



