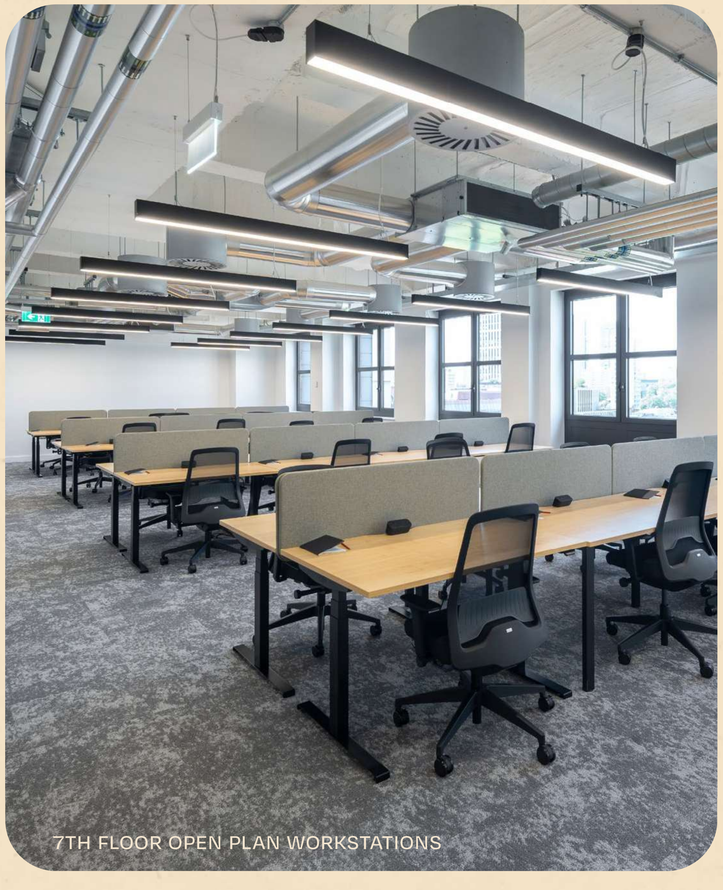
FOUR

CHISWELL STREET
LONDON EC1

3,438 - 11,202 SQ FT FULLY FITTED
OFFICE SPACE TO LET

NEWLY FITTED WORKSPACE, READY TO GO.



7TH FLOOR OPEN PLAN WORKSTATIONS

Fully fitted office

Excellent natural daylight and terraces

Four Chiswell Street occupies a prominent City fringe position, with up to 7,182 sq ft of newly fitted workspace available now across the 6th and 7th floors. A further 4,020 sq ft on the 5th floor is coming soon.

6TH FLOOR OPEN PLAN WORKSTATIONS

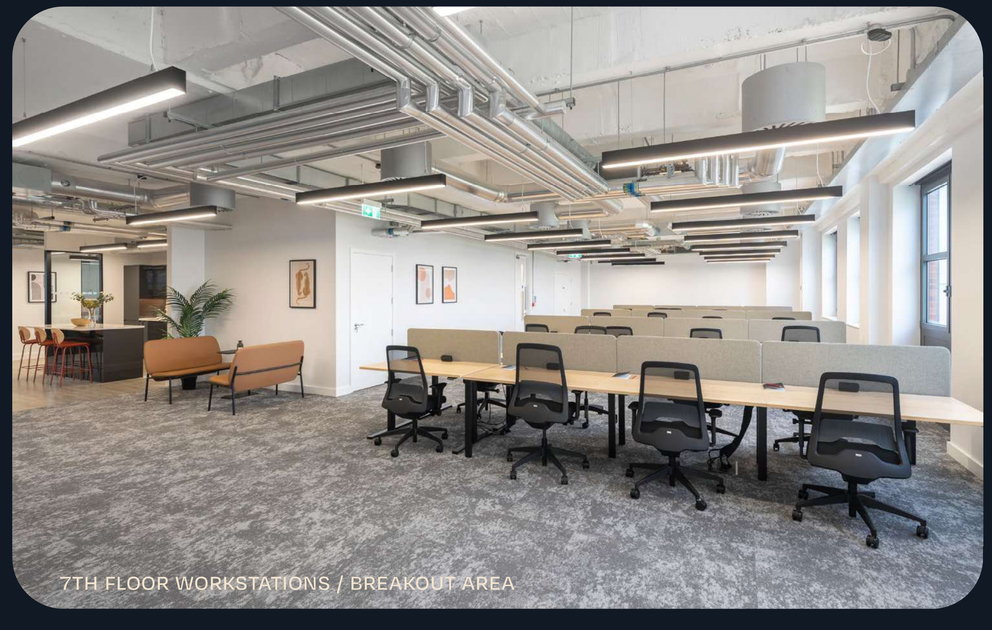
6TH FLOOR KITCHEN \ BREAKOUT

EFFICIENT SPACE, DESIGNED FOR PRODUCTIVITY.

The 6th and 7th floors have been newly fully fitted to provide high specification, ready-to-occupy workspace with a contemporary finish, each featuring a private terrace.

The 5th floor benefits from a large private terrace with views out over the HAC.

- WiredScore certificate
- Exposed services
- Fully accesible raised floors
- Staffed reception
- New fan coil air conditioning
- Cycle storage, lockers & showers
- Backbone connect data enabled
- 5 WC's per floor



7TH FLOOR WORKSTATIONS / BREAKOUT AREA

AVAILABILITY

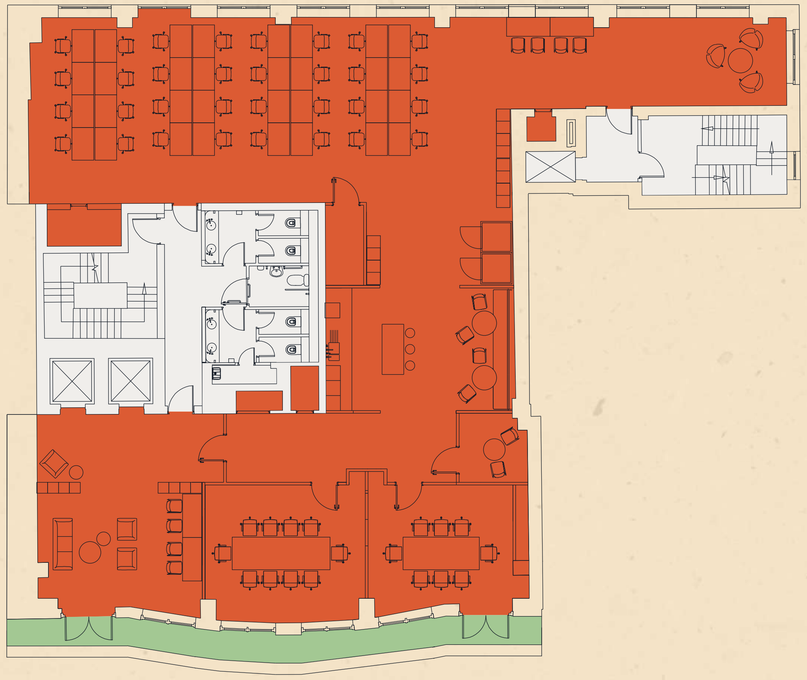
FLOOR	AVAILABILITY	SQ FT	SQ M
7th	Available now	3,438	319
6th	Available now	3,744	348
5th	Available Q1 2027	4,020	373
1st	Under offer	-	-
TOTAL		**11,202**	**1,041**

Office Core Terrace

For indicative purposes only, not to scale.

6TH FLOOR

3,744 SQ FT / 348 SQ M



Chiswell Street

Workstations	32	Phone booths	02
10 person board room	01	Lounge / breakout area	01
8 person meeting room	01	Kitchenette	01
2 person meeting room	01		

7TH FLOOR

3,438 SQ FT / 319 SQ M

Chiswell Street

Workstations	32	Phone booths	02
10 person board room	01	Lounge / breakout area	01
8 person meeting room	01	Kitchenette	01
3 person meeting room	01		

ON YOUR DOORSTEP

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 and Liverpool Street stations providing a further boost to the building's connectivity.

Moorgate	3	min
Liverpool Street	7	min
Old Street	8	min
Barbican	10	min
Bank	13	min

FINSBURY SQUARE

BROADGATE CIRCLE

RESTAURANTS / BARS

1. Dishoom
2. Brat
3. Padella
4. Daffodil Mulligan
5. Gloria
6. Santo Remedio
7. Manteca
8. The Clove Club
9. Nightjar
10. Queen of Hoxton
11. Blues Kitchen
12. Vagabond

RETAIL / LEISURE

1. A.P.C
2. Hobbs
3. Nuffield health
4. Carhartt
5. Goodhood
6. Vitra
7. GymBox
8. Montcalm
9. F45
10. Flight Club
11. Sun Street Hotel
12. Barry's

FURTHER INFORMATION

VIEWING

Strictly through
the joint sole agents:

AVISON YOUNG

JAMIE MAJOR
07799 341 569
jamie.major@avisonyoung.com

MIA THOMPSON
07884 235 097
mia.thompson@avisonyoung.com

DANIEL GILBERT
07879 475 112
daniel.gilbert@avisonyoung.com

TERMS

Upon application.

GRYPHON
PROPERTY PARTNERS

JEREMY TRICE
07798 636 599
jeremy@gryphon.uk.com

FOURCHISWELLSTREET.COM

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