



BALTIC STREET WEST, LONDON, EC1

OFFICE SPACE TO LET

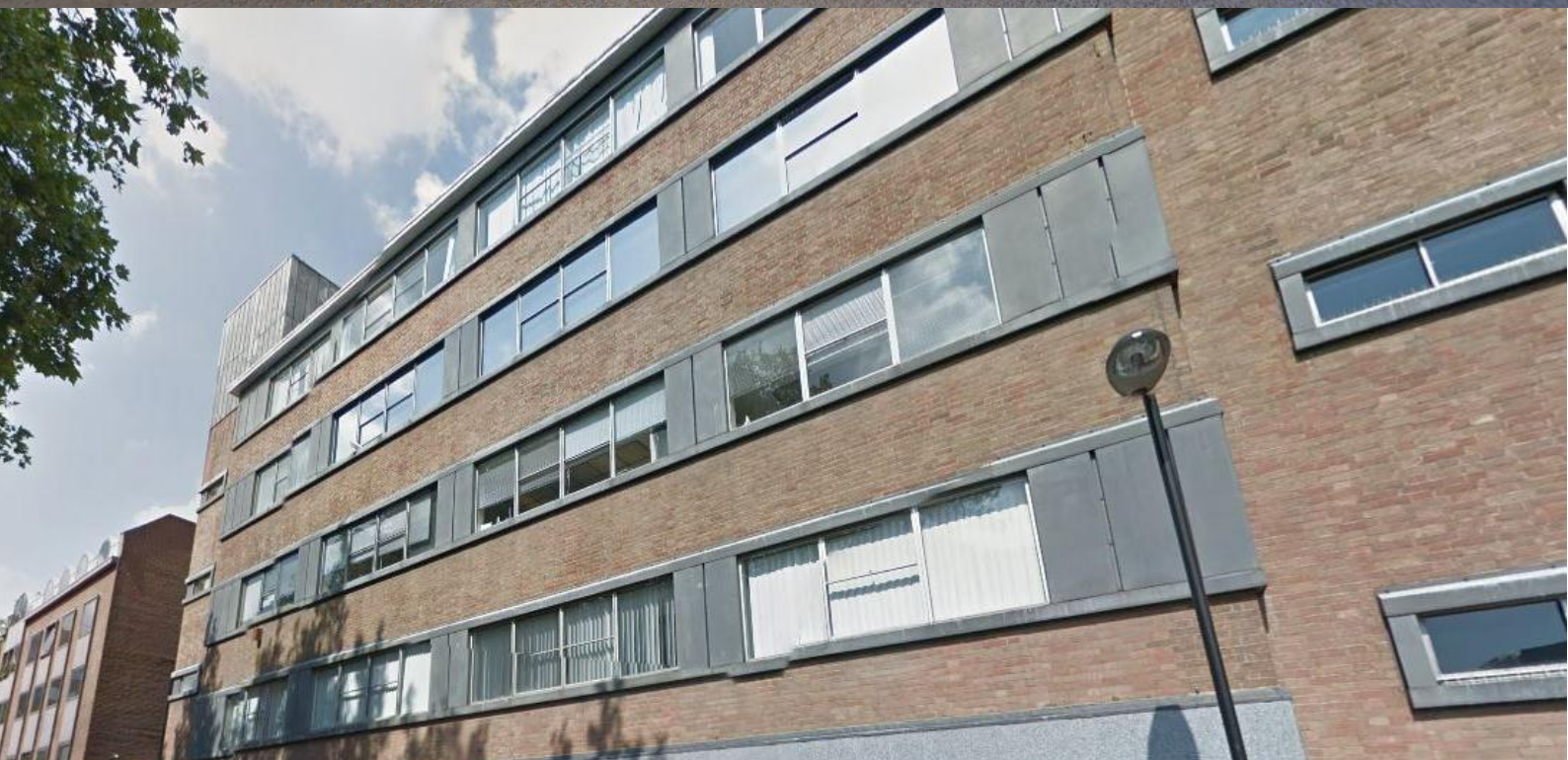
Available from approx. 3,354 - 7,013 sq.ft

- Air Conditioning
- Lift
- 24 Hour Access
- Excellent Natural Light
- Concierge
- Good Transport links

Regulated By:



Virtual Tour Available at- <https://my.matterport.com/show/?m=jMknMAHaFMD>



Location

The property is located on Baltic Street West, approximately 50 metres from the junction of Clerkenwell Road, Goswell Road, Old Street. Transport links for the property are excellent, with various bus routes running along Goswell Road and Old Street. Barbican and Farringdon (Circle, Hammersmith & City, Metropolitan, National Rail and Crossrail Lines) as well as Old Street (Northern and National Rail Lines) Stations approximately 250 metres and 1,000 metres away from the property respectively. The local area benefits from a wealth of amenities including various bars, restaurants, shops and eateries and it is located only a short distance from Whitecross Street. Whitecross Street has a food market Monday to Friday offering a variety of world cuisine.

Rent

£37.50 per sq.ft (per annum exclusive)

Terms

The offices are available on new full repairing and insuring leases for a term to be confirmed.

Size (All measurements are approx. on a NIA basis)

FLOOR:	SQ.FT	SQ.M
Ground Floor:	3,659 sq.ft	339.9 sq.m
Third Floor	3,354 sq.ft	311.5 sq.m
TOTAL:	7,013 SQ.FT	651.5 SQ.M

Description

The building consists of five floors of commercial office space each comprising of roughly 3,300sqft of space.

We are currently marketing the ground and 3rd floor as separate spaces. There is potential to make the ground floor fully self-contained and install a showroom frontage (subject to consent). The building has a passenger lift, concierge, air conditioning and good natural light.

Energy Performance Certificate

D (95)

Legal Costs

Each party to bear their own legal costs.

Service Charge & Business Rates

There is a service charge of circa £10.82/sq.ft for each floor

Interested parties should make their own enquiries with the local authority about the business rates.

VAT

This property is elected for VAT

Further Information

A virtual walkthrough for the 3rd floor is available through the following link;
<https://my.matterport.com/show/?m=jMknMAHaFMD>

For more information or to arrange a viewing please contact
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