

Commercial Office Space

1,500 sq. ft. / 139.35 sq. m.

Fully fitted floors available for immediate occupation, with telecom & fibre in situ

TO LET

8 Baltic Street, Clerkenwell, London, EC1Y 0UP



LOCATION

The building is situated just off Old Street. This is a superb location in the heart of Clerkenwell, home to a vast variety of occupiers such as showrooms, media agencies, architects and tech related companies. The building is well positioned for transport with Barbican, Old Street and Farringdon Stations within close proximity.

TRANSPORT

Barbican (Circle, Metropolitan, Hammersmith & City lines)

Old Street (Northern Line + First Capital Connect)

Farringdon (Circle, Metropolitan, Hammersmith & City lines and First Capital Connect)



DESCRIPTION

The building has recently undergone refurbishment of the vacant office suites, common parts and W/C's.

The office suites benefit from new modern light fittings, perimeter trunking, providing bright, media style, open plan suites that would suit a variety of occupiers.

AMENITIES

- Prime Clerkenwell Location
- Refurbished entrance and common parts
- Refurbished office suites
- Passenger lift
- Excellent natural daylight
- New light fittings
- Perimeter trunking
- Fibre internet
- Kitchenette
- Shared meeting rooms

APPROXIMATE FLOOR AREAS

1st floor 1,500 sq. ft. 140 sq. m.

RENT

1st floor £59,250 per annum

RATES

Interested parties must verify figures from the London Borough of Islington.

SERVICE CHARGE

We are advised that the service charge is approximately £5.00 per sq. ft.

LEASE

New full repairing and insuring lease/s are available for a term by arrangement.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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