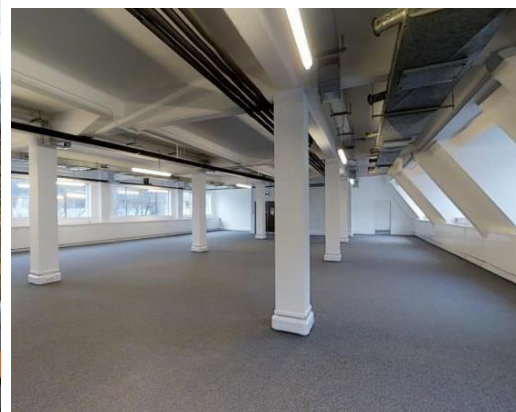
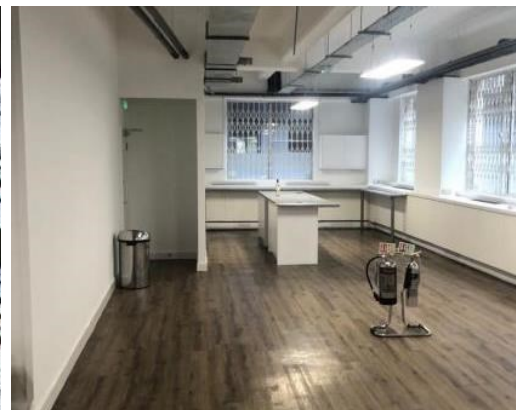


# Short Term Office Floors (B1) TO LET



## 24-26 Baltic Street, Clerkenwell, EC1Y 0UH

**AREA:** 3,659 sq.ft (340 sq.m) approx. | **RENT:** £80,498 PAX (£22 per sq.ft)

### 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, Farringdon and Old Street Stations are approximately 250 metres, 600 metres and 1,000 metres away, respectively. The local area benefits from a wealth of amenities including various bars, restaurants, shops and is located only a short distance from Whitecross Street which offers a street food market from Monday to Friday.

### DESCRIPTION:

The building comprises five floors of office space and two refurbished floors available each of approximately 3,600 sq.ft with a ground floor reception area, passenger lift, full fitted kitchen and high ceilings throughout. Access is gained via a communal with a reception and commissionaire with all floors being accessible by a common staircase and passenger lift. Each floor benefits from fantastic natural light, category 2 lighting and perimeter trunking. There is potential exists to make the ground floor fully self-contained to create a showroom unit. Flexible lease terms.

Regulated by:



# Short Term Office Floors (B1) TO LET



## 24-26 Baltic Street, Clerkenwell, EC1Y 0UH

**USE CLASS:** E - Commercial, Business and Service

### FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	3,659	340
<b>TOTAL</b>	<b>3,659 sq.ft</b>	<b>340 sq.m</b>

(All measurements are approx. on a NIA basis)

### AMENITIES:

- Excellent Natural Light & Volume
- Regular Floor Plate
- Passenger Lift
- Cat 2 Lighting
- Self Contained WC and Kitchen Facilities
- Perimeter Trunking
- Heating & Cooling
- Commissionaire/24 hour access

### TERMS:

Short term let available (18 - 24 Months)

**RENT:** £80,498 PAX (£22 per sq.ft)

**RATES PAYABLE:** All interested parties are advised to make their own enquiries.

**VAT:** Not applicable.

**SERVICE CHARGE:** Approximately £10.82 per sq.ft. (Potential to cap)

**EPC:** The property has been independently assessed and certified as falling within Band E. A copy of the EPC is available upon request.

**LEGAL COSTS:** Each party to be responsible for their own legal costs.

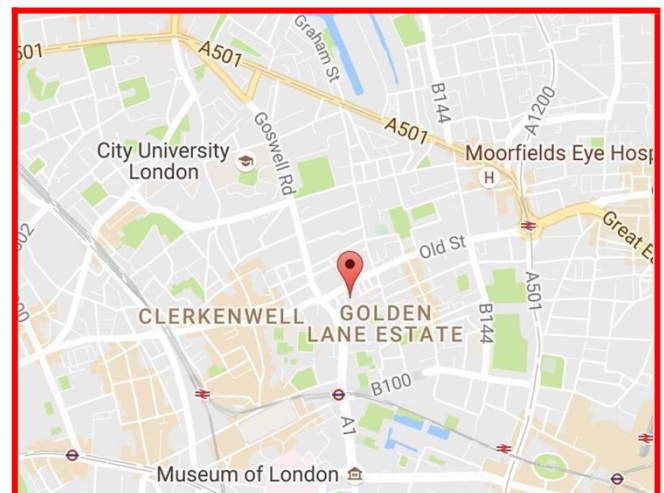
### CONTACT:



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