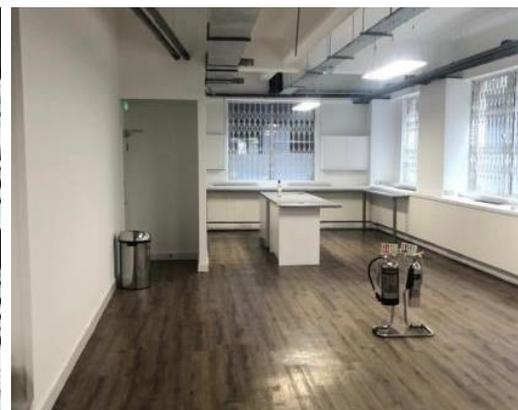


Short Term Office Floors (B1) TO LET



24-26 Baltic Street, Clerkenwell, EC1Y 0UH

AREA: 3,354 sq.ft (312 sq.m) approx. | **RENT:** £117,390 PAX (£35 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, each of roughly 3,600 sq.ft. 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.

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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	3,354	312
TOTAL	3,354 sq.ft	312 sq.m

(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: £117,390 PAX (£35 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.

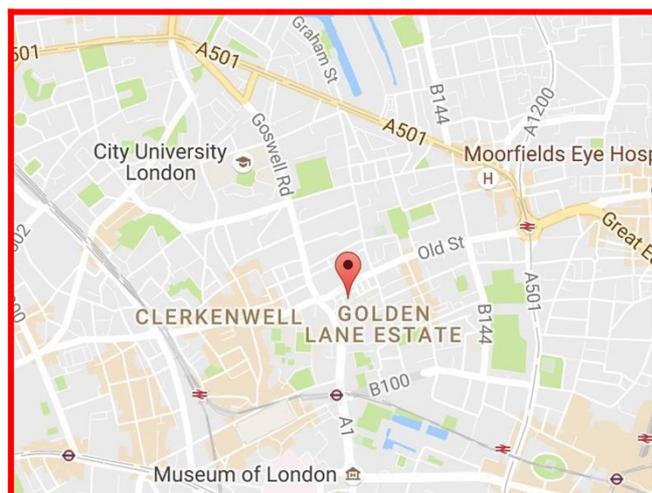
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