

24-26 BALTIC STREET WEST LONDON EC1

BRIGHT CLERKENWELL OFFICE AVAILABLE NOW

3,354 SQ FT (311.1 SQ M)



LOCATION / TRANSPORT:

24-26 Baltic Street is located within a village atmosphere in the heart of Clerkenwell. Barbican, Farringdon (Crossrail 2018) and Old Street Underground and mainline stations are all located within 10 minutes' walking distance.

Local occupiers include Zaha Hadid, Agent Provocateur, UNICEF, Deloitte Digital, Vitra, Amazon and Dazed and Confused.

APPROXIMATE FLOOR AREAS:

FLOOR		SQ FT	SQ M
3 RD	Available Now	3,354	311.1
G	LET	3,659	339.9
TOTAL AVAILABLE		3,354	311.1

AMENITIES:

- * Fitted out
- * Perimeter heating/ air conditioning
- * Cat II lighting
- * Passenger lift
- * Commissionaire
- * Perimeter trunking
- * 24 hour access
- * Excellent natural light & volume

LEASE:

A new FRI lease is available direct from the Landlord, "outside the 1954 Act". Flexible terms by arrangement.

VAT:

The building is elected for VAT

RENT:

Upon application

RATES:

Estimated at £10.82 per sq ft pa payable

SERVICE CHARGE:

Estimated at £11.00 per sq ft pa

EPC:

D (95)

VIEWINGS: Strictly by appointment with joint sole agents, Ingleby Trice and Goodsir Commercial.
For further details please contact:



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SUBJECT TO CONTRACT

*All negotiations are subject to contract, receipt of satisfactory references and where appropriate, landlord's consent.
All rents and prices quoted are exclusive of VAT.*