

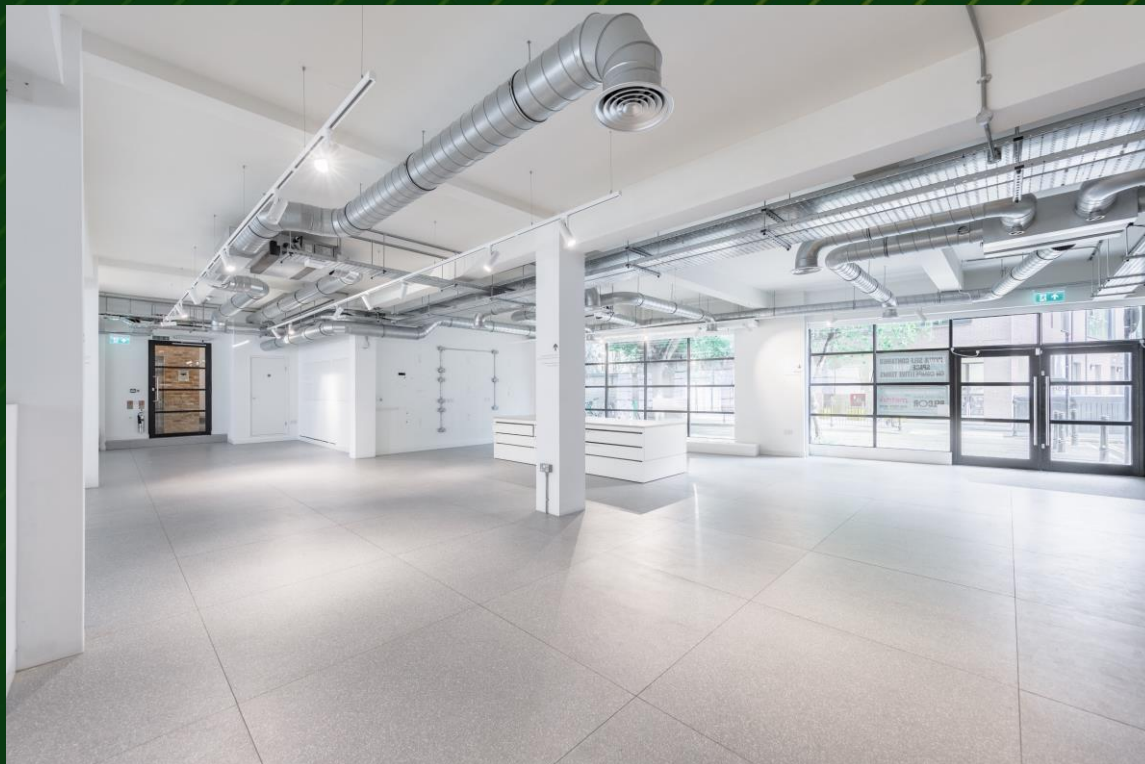
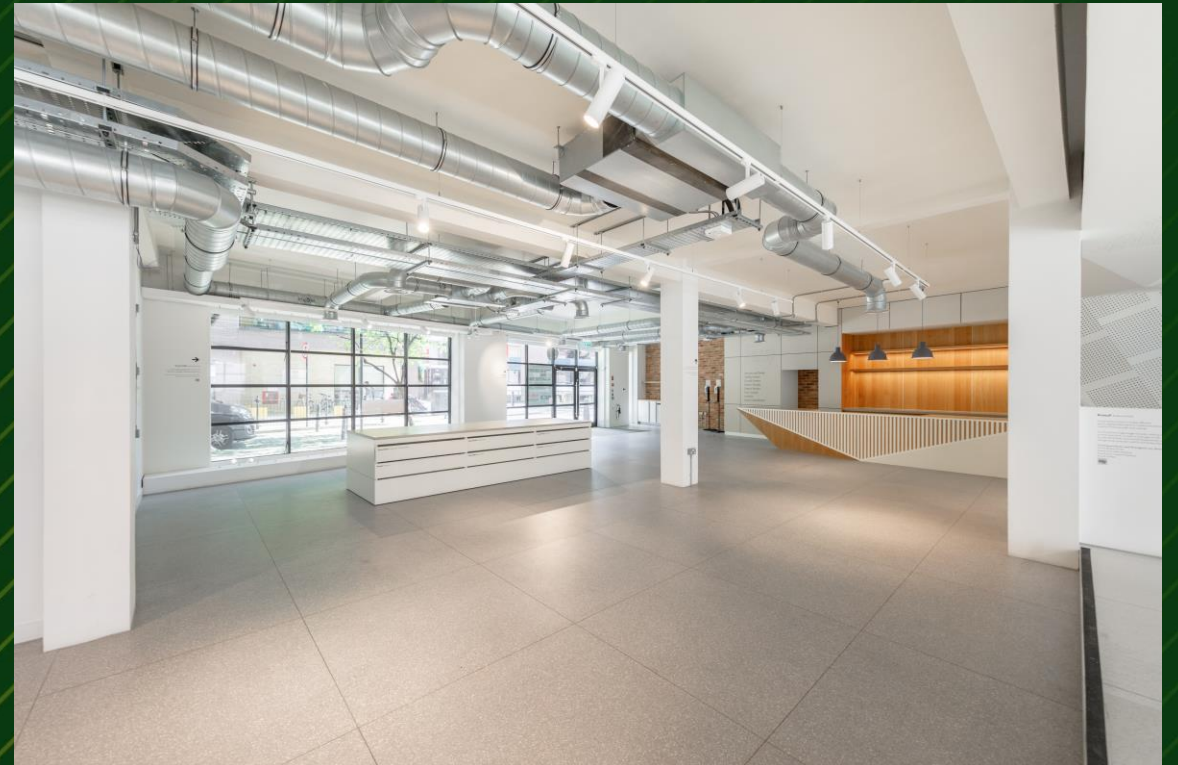
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16-22 BALTIC STREET

CLERKENWELL

CONTEMPORARY WORKSPACE TO LET IN CLERKENWELL





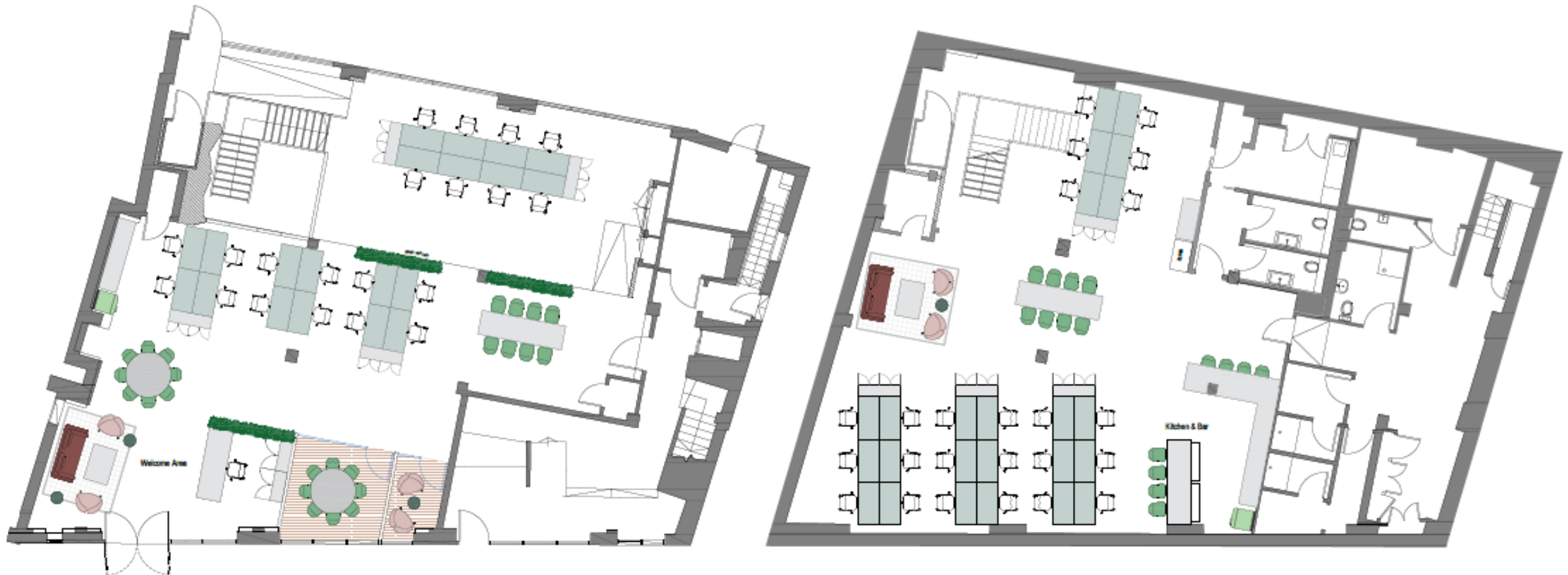












Layout Option

Welcome Area

44no Work Stations [1400mm x 700mm]

2no Meeting Rooms

2no Collaboration Areas

Tea Point/ Kitchen

Printer/ Comms/ Services Area

SOMEWHERE TO EAT

Benefits from one of London's most up and coming food scenes in Clerkenwell & Farringdon



SOMEWHERE TO WALK AND RELAX

Charterhouse Square provides a scenic view to relax and enjoy the natural beauty



SOMEWHERE TO TRAVEL

Equal distance to Farringdon, Barbican & Old Street tube station providing links to all over London and beyond



SOMEWHERE TO DO SOMETHING DIFFERENT

Why not visit the nearby Smithfield market?



ACCOMMODATION

Set amongst vibrant Clerkenwell and Tech City, the surrounding area is filled with coffee shops, markets, pop-ups, alfresco dining and rooftop bars

The available accommodation is arranged over the lower ground and ground floors offering newly contemporary self-contained space with excellent floor to ceiling heights

FEATURES

- Self-contained
- Meeting rooms
- Exposed brick work
- WCs & shower facilities
- Full glass-fronted facades Crittal style aesthetic
- DDA Compliant access
- Associated platform lift
- VRF air conditioning
- Cycle racks
- Bicycle repair station
- On street cycling parking
- Excellent floor to ceiling heights

LEASE TERMS

A new lease available direct from the landlord for a term to be agreed. The lease will be granted outside the Security of Tenure and Compensation Provisions provided by the Landlord & Tenant Act 1954 Part II, as amended

TIMING

Available for immediate occupation

EPC

EPC available upon request

CONNECTIVITY

Barbican - 0.3mi
Old Street - 0.4mi
Moorgate - 0.6mi
Farringdon - 0.6mi
Liverpool Street - 0.9mi
Kings Cross St Pancras - 1.5mi
Euston - 2.0mi

ACCOMMODATION
SCHEDULE

Floor	Size (Sq Ft)	Size (Sq M)	Guiding Rent (PSF)	Estimated Rates (PSF)	Estimated Service Charge (PSF)	Total (PSF)	Total Per Month Inclusive	Total Per Annum Inclusive
Lower	2,314	215.0	39.50	12.00	15.00	88.58	25,492	305,900
Ground	2,286	212.4						
Total	4,600	427.4						

- All sizes NIA (Net Internal Area)
- Interested parties should verify the rates payable with the relevant Local Authority



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