metrus

16-22 Baltic Street

Clerkenwell

Contemporary workspace to let in Clerkenwell

16-22 Baltic Street London EC1

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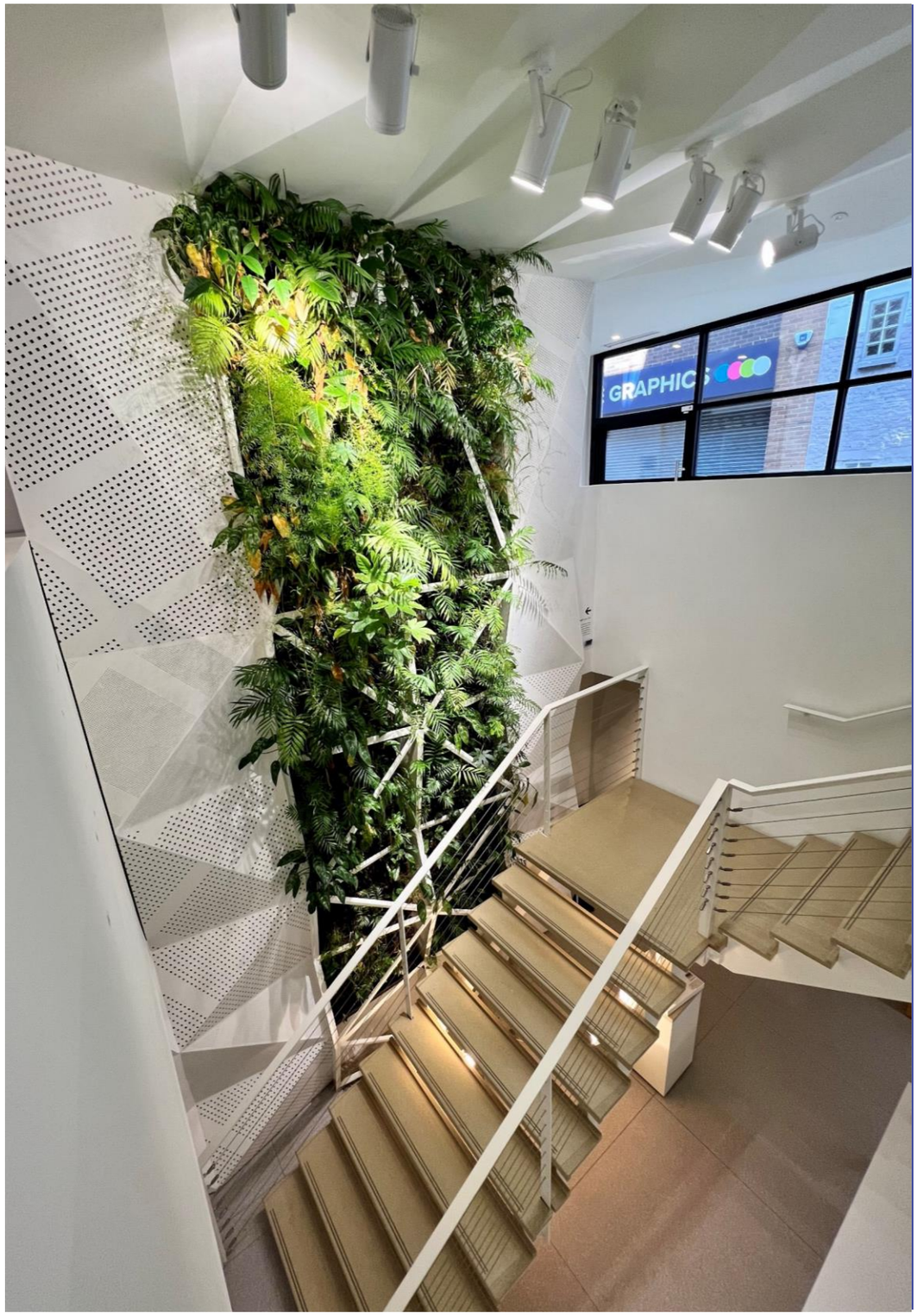

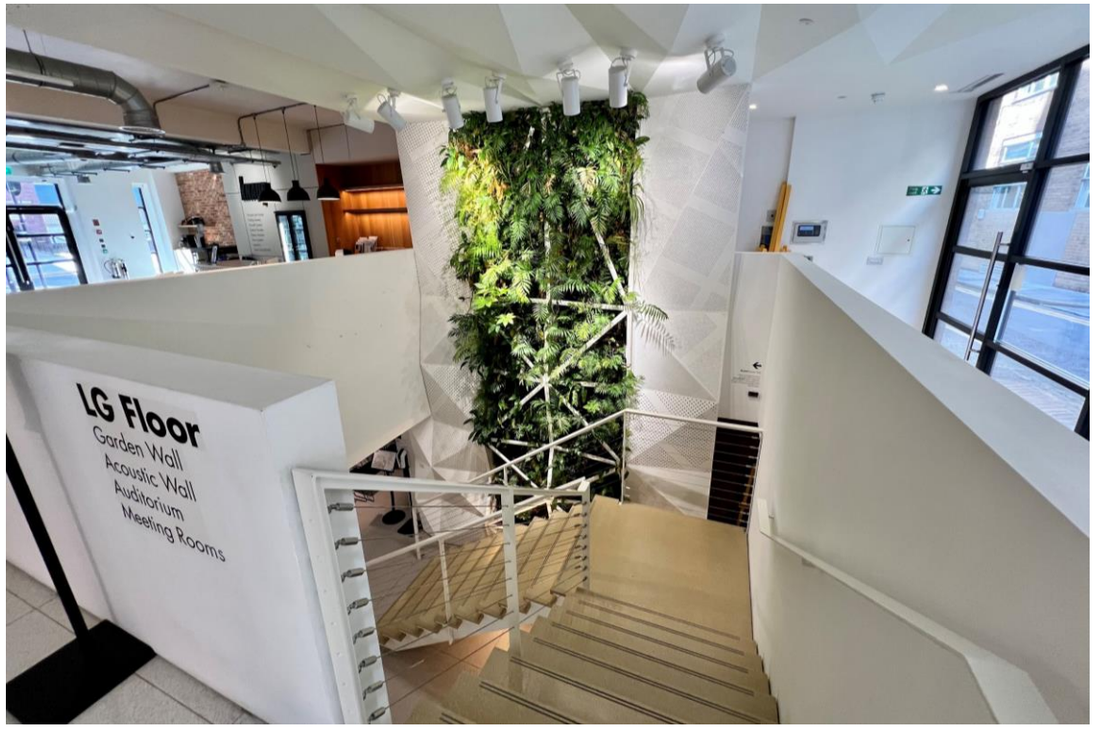

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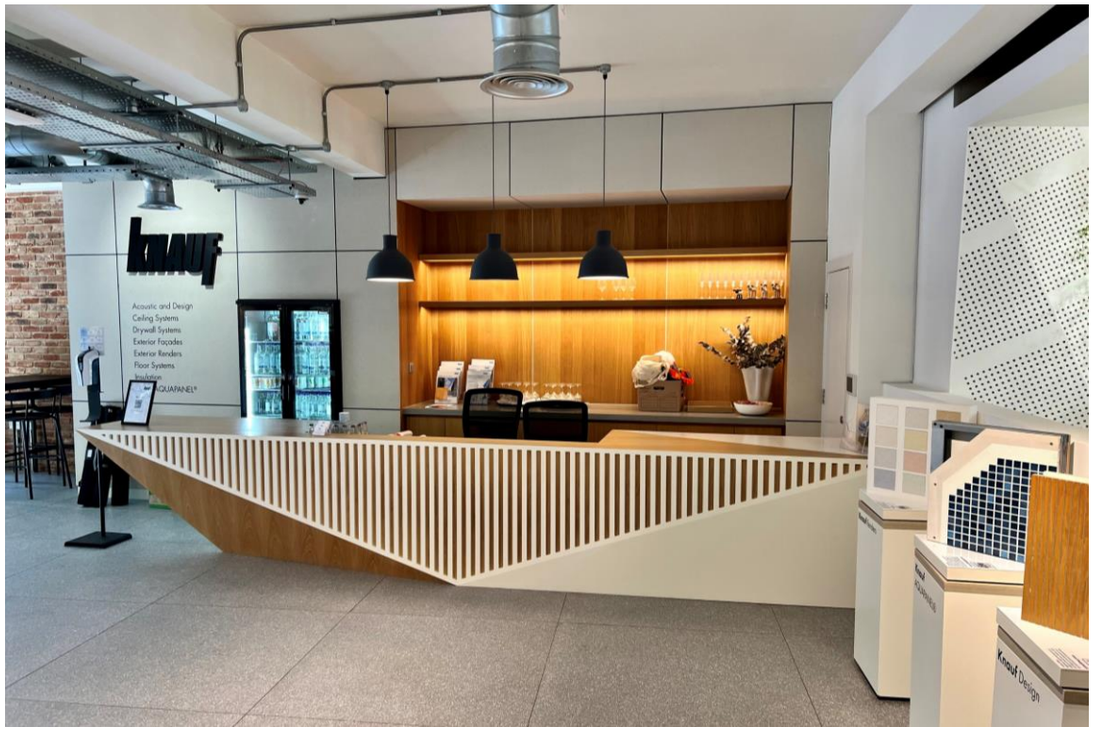
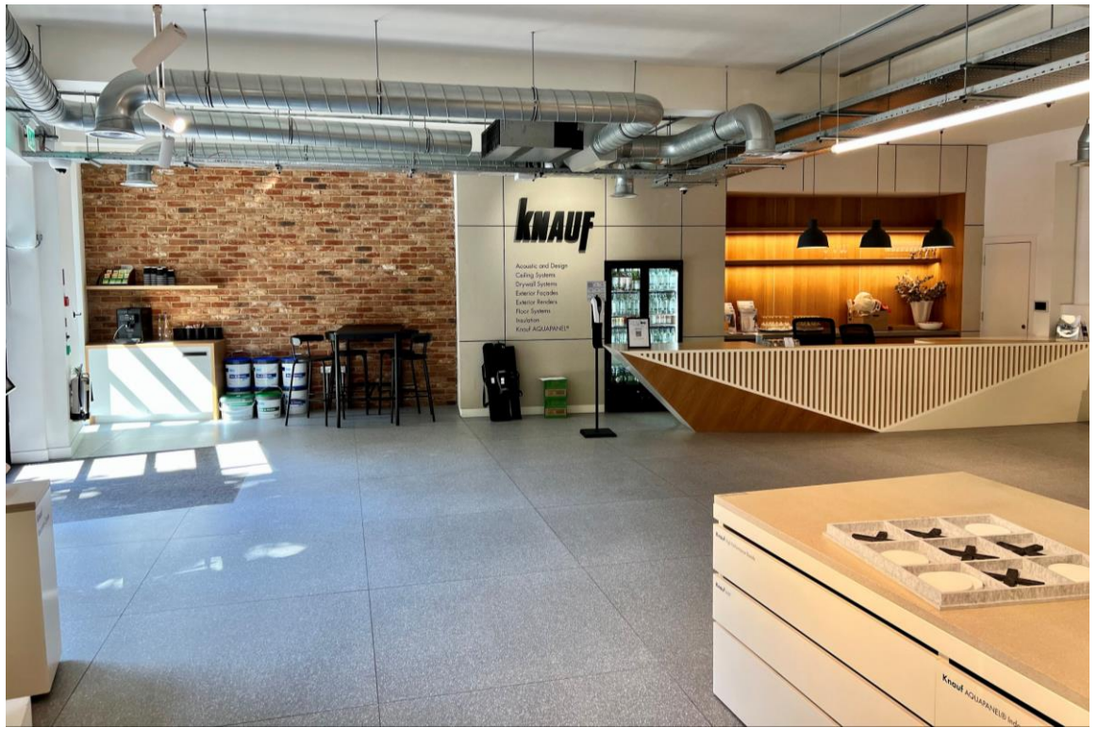
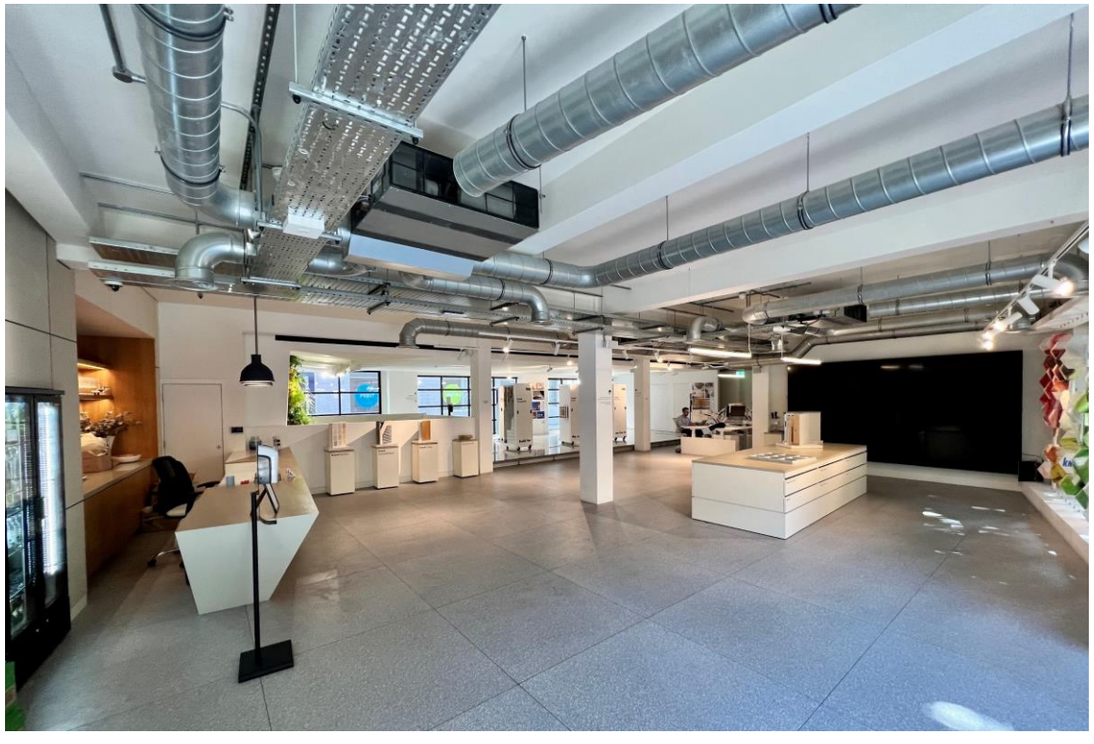
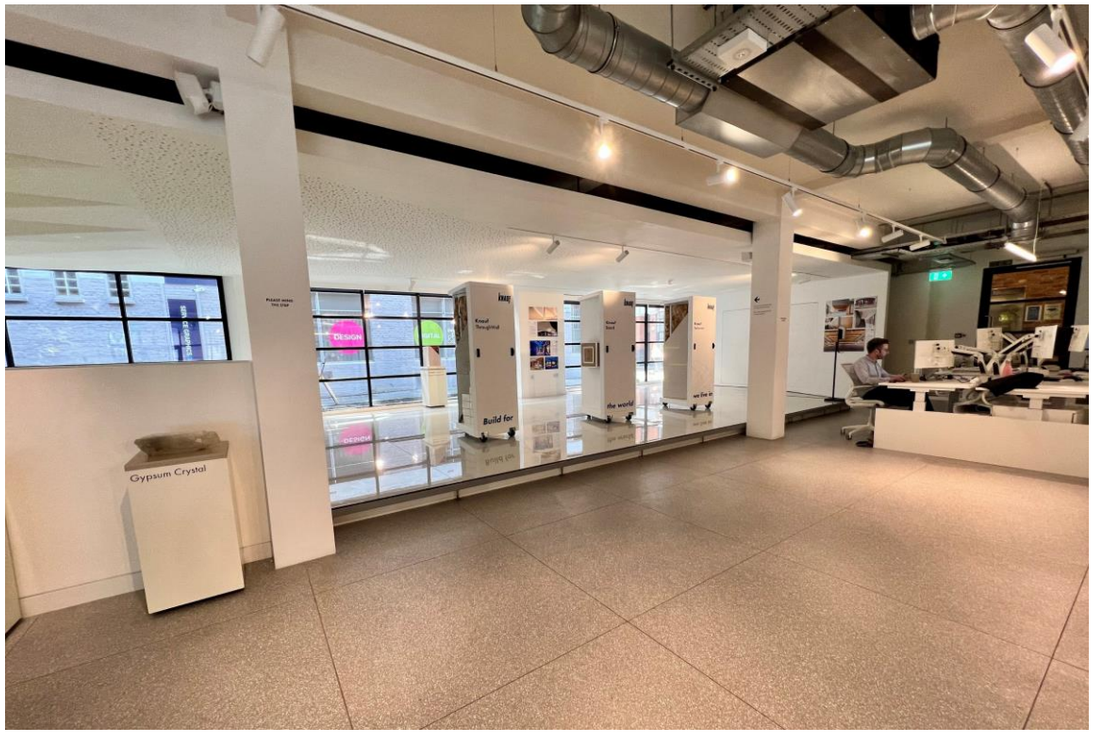
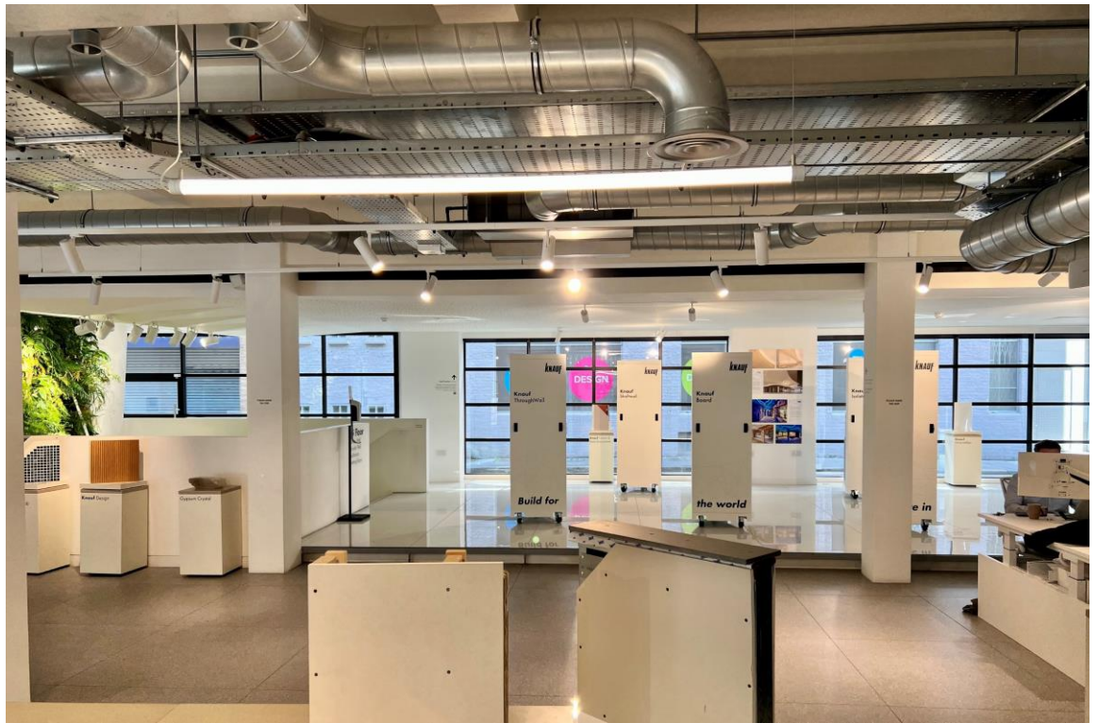


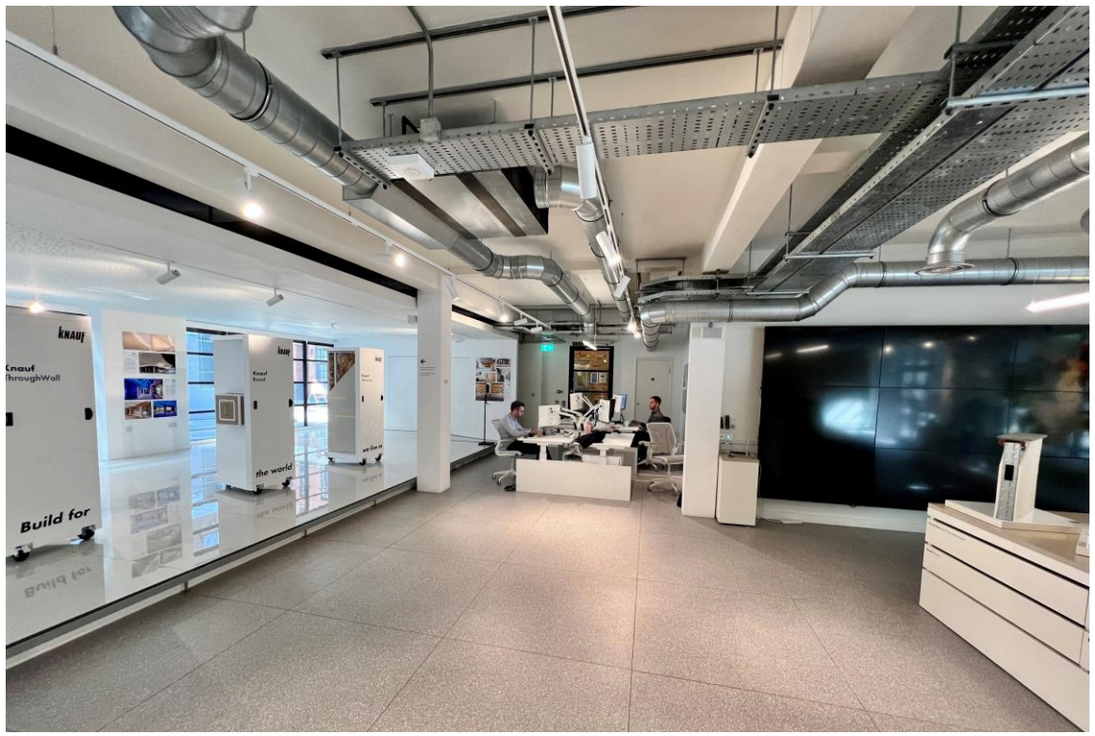




Ground Floor







Ground Floor

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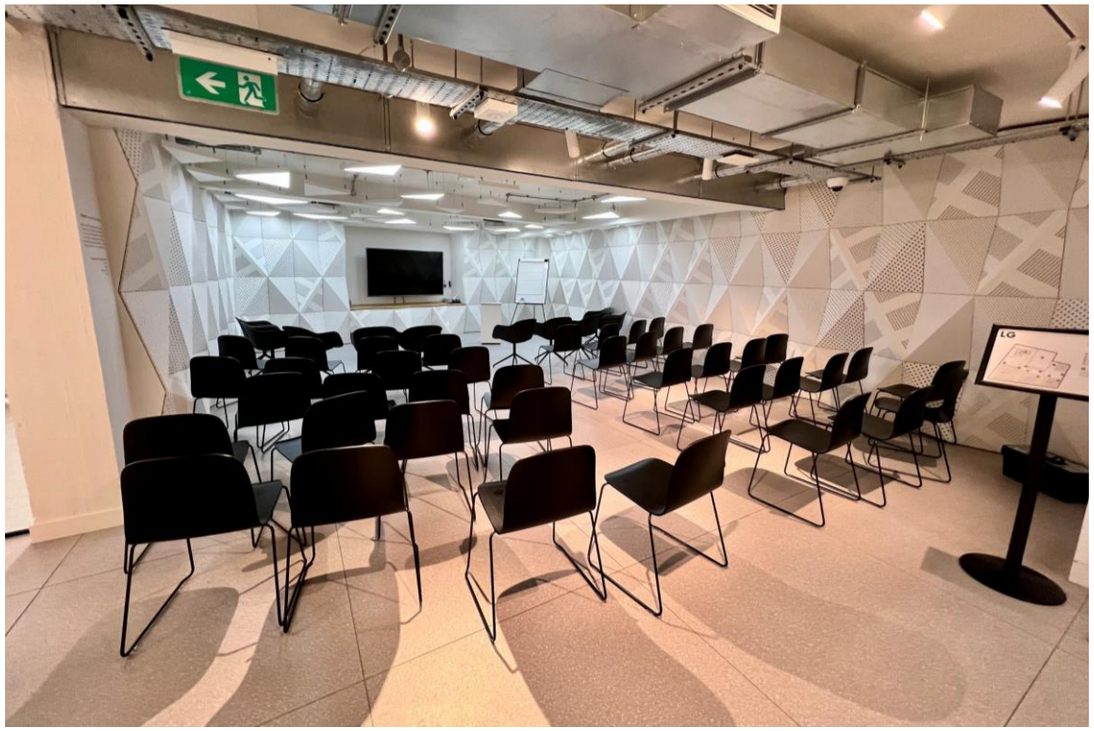

Lower Ground Floor

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 space with excellent floor to ceiling heights

Features

Contemporary LED lighting

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

New lease(s) 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 November 2022

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)	Quoting Rent	Estimated Rates Payable (PSF)	Estimated Service Charge (PSF)
Lower Ground	2,314	215.0	Upon Application	23.00	14.00
Ground	2,286	212.4			
Total	**4,600**	**427.4**			

* All sizes NIA (Net Internal Area)

Contact

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