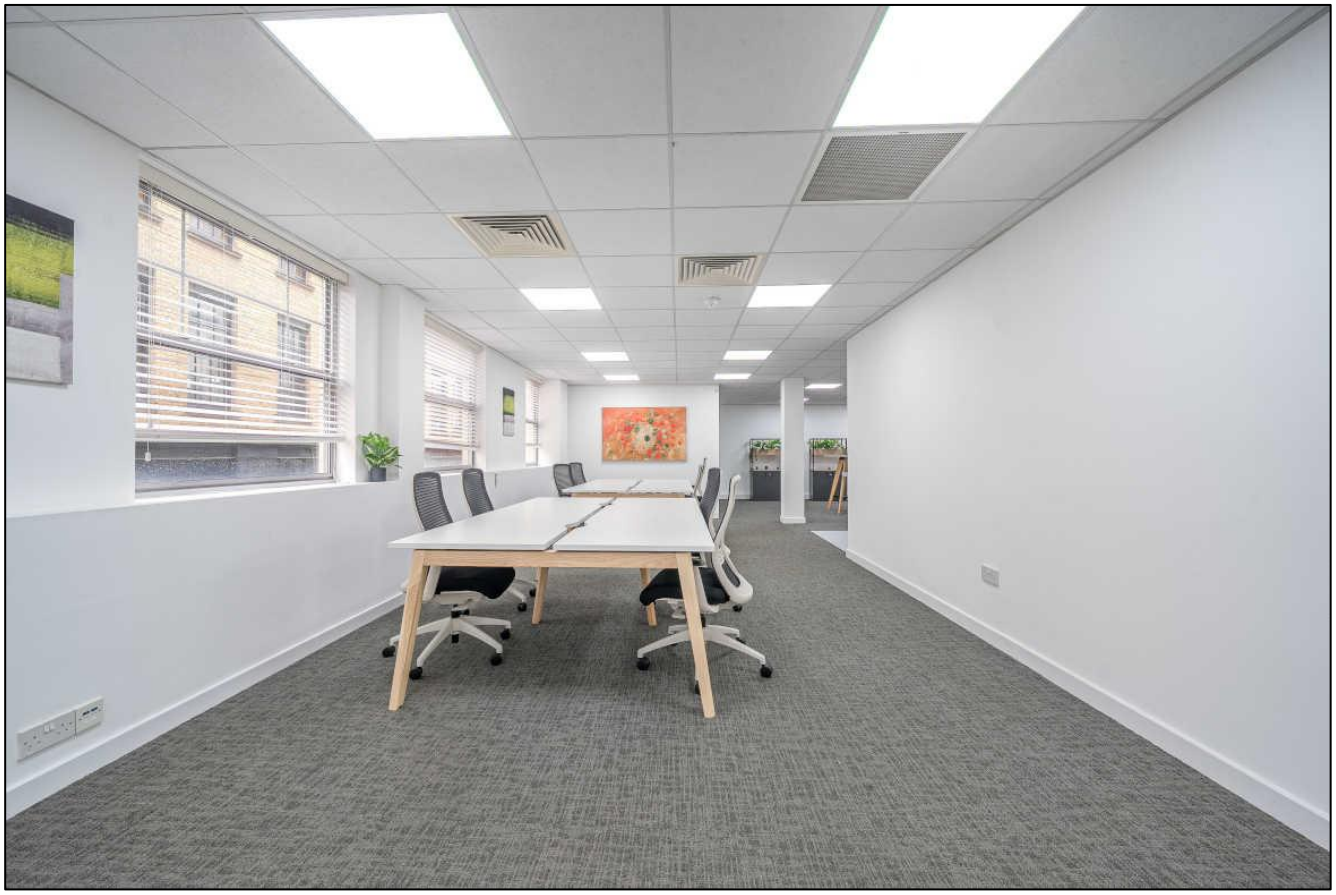
Commercial Office Space
753 - 1,296 sq. ft.
Cost-effective, fully fitted offices with access to communal meeting facilities

TO LET

8 Baltic Street, Clerkenwell, London, EC1Y 0UP



LOCATION

The building is situated just off Old Street. This is a superb location in the heart of Clerkenwell, home to a vast variety of occupiers such as showrooms, media agencies, architects and tech related companies. The building is well positioned for transport with Barbican, Old Street and Farringdon Stations within close proximity.

TRANSPORT

Barbican (Circle, Hammersmith & City and Metropolitan lines)
Farringdon (Circle, Elizabeth, Metropolitan, Hammersmith and City lines & National Rail)
Old Street (Northern line and National Rail)
Moorgate (Northern line and National Rail)
Liverpool Street (Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

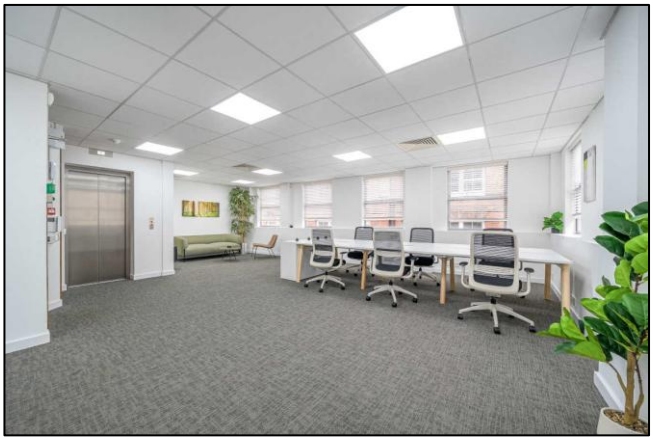
Property Misdescription Act 1991 / Misrepresentation Act 1967. Anton Page RE Ltd for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatsoever in relation to this property. All prices exclude VAT.













DESCRIPTION

8 Baltic Street has a large reception area with a building concierge, passenger lift and communal meeting rooms.

The first floor has been fully fitted and furnished to provide 14 desks and a meeting room but can accommodate up to 20 desks.

The ground floor is provided open plan and offers moder, bright office space.

The space is ready for immediate occupation.

AMENITIES

- Prime Clerkenwell location
- Fibre internet
- Building concierge
- Passenger lift
- Excellent natural daylight
- New light fittings
- Perimeter trunking
- Kitchenette
- Communal meeting rooms

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	1,296	120.42
Ground	753	69.98

LEASE

New full repairing and insuring lease is available for a term by arrangement.

RENT

Floor	Per Sq. Ft.	Per Annum
First	£35.00	£45,360
Ground	£35.00	£26,355

SERVICE CHARGE

Floor	Per Sq. Ft.	Per Annum
First	£9.00	£11,664
Ground	£9.00	£6,777

BUSINESS RATES (2026/27)

Floor	Per Sq. Ft.	Per Annum
First	£14.17	£18,363
Ground	£15.92	£11,988

Interested parties must verify figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Floor	Per Annum	PCM
First	£75,388	£6,282
Ground	£45,120	£3,760

PLEASE CONTACT

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PROPOSED LAYOUT PLANS

