

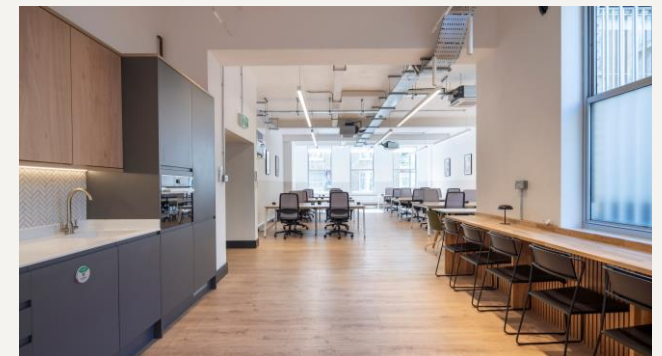


Susskind.

Baird House, 15-17 St Cross Street, EC1

Baird House offers a blend of newly refurbished CAT A+ office accommodation, delivering high-quality workspace tailored to suit a wide range of occupiers.

The 1st Floor (NW/SW) suite has been thoughtfully designed to provide 'best-in-class' features and is fully fitted to meet the needs of today's modern tenants.



In addition, the communal amenities at Baird House have been comprehensively upgraded, creating a superb client-facing experience for tenants. The building also benefits from high-quality end-of-trip facilities, including newly refurbished showers and secure cycle storage.



Baird House, 15-17 St Cross Street, EC1



Summary

Comprehensively refurbished office scheme in the heart of Farringdon which provides Grade A fully fitted workspace.

Features

- Newly refurbished throughout
- Fully fitted
- Refurbished manned reception
- Excellent natural light
- Upgraded communal amenities
- 2x passenger lifts
- Comfort cooling
- Fantastic floor to ceiling height
- Male and female WC’s
- Cycle storage and showers
- Secure basement storage (available by way of separate negotiation)

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

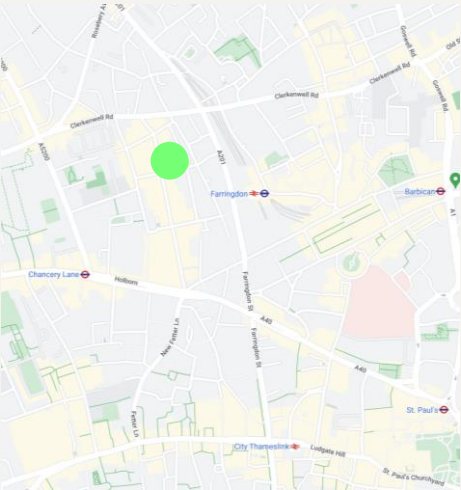
B-45

Availability

Floor	Size (sq ft)	Rent (psf)	Service Charge (psf)	Business Rates (psf)*	Total (pcm)	Status
Fourth (NW)	893	Let	Let	Let	Let	Let
Third (NW & SW)	2,032	Let	Let	Let	Let	Let
First (NW & SW)	2,020	£69.50	£13.62	c.£26.75	£18,494.78	Available

*Interested parties should make enquiries with the local authority.

Map



Google Maps™ mapping service

Baird House, 15-17 St Cross Street, EC1

Viewing via joint agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

Or

Ellis Brown
020 3745 0060

Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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