

Commercial Office Space

1,296 sq. ft. / 120.42 sq. m.

**Cost-effective, fully fitted floor 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)





## 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 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

## LEASE

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

## RENT

Per Sq. Ft.	Per Annum
£49.50	£64,152.00

## SERVICE CHARGE

Per Sq. Ft.	Per Annum
£9.00	£11,604.00

## BUSINESS RATES

Per Sq. Ft.	Per Annum
£14.17	£18,363

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

## TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£94,180.32	£7,848.36

## PLEASE CONTACT

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PROPOSED LAYOUT PLANS

