



STRETTONS

EST. 1931

Unit 2, Baltic Place, East London, London, N1 5AQ

TO LET

Office / Showroom

1,571 sq ft / 146 sq m

£29.50 per sq ft

Contemporary Office/Showroom space with high-quality meeting rooms and a secure parking space



- Plug & play fit-out
- Ground floor presence with strong visibility from Kingsland Road
- Polished concrete floors
- Meeting rooms & phone booths
- Open-plan kitchen/breakout
- Air conditioning
- Shower & DDA compliant
- 1 x secure car parking space

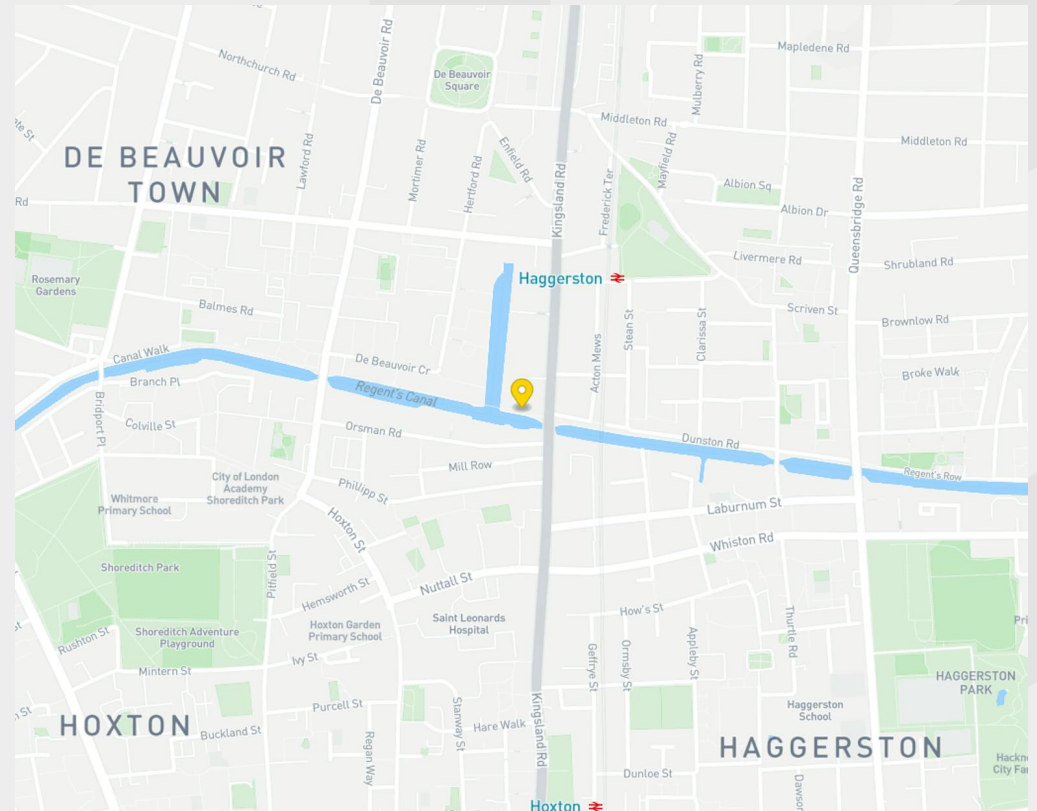


Description

Unit 2 Baltic Place provides a stylish and functional ground floor workspace, ideal for creative occupiers seeking a ready-to-occupy office or showroom. The unit is fully fitted to a high standard, featuring multiple meeting rooms, private call booths and a generous open-plan kitchen and breakout area. Finished with polished concrete flooring and contemporary design elements throughout, the space offers a modern industrial feel combined with practical day-to-day usability.

Location

Baltic Place is positioned in the heart of Haggerston, one of East London's most vibrant and creative submarkets. The property is just a short walk from Haggerston Station, providing quick access to Shoreditch, Highbury & Islington and Whitechapel. The surrounding area is rich in amenities, with popular restaurants such as Planque, La Bibliothèque and Mo' Mangio nearby, alongside fitness studios, cafés and the Regents Canal.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Service charge	Total month	Availability
Ground	1,571	145.95	£29.50 /sq ft	£24,076 /annum	£9,077 /annum	£6,624.79	Available

Tenure

New Lease

EPC

C

VAT

Applicable

Configuration

Fitted

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