



TO LET

**8 Baltic Street East,
London, EC1Y 0UP**

1,403 sq ft

First Floor Office
Located Moments From
Old Street



VIDEO TOUR

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Description

A well-presented first floor office space situated on Baltic Street, offering 1,403 sq ft of clean and recently decorated accommodation. The floor provides a practical and efficient layout, benefitting from excellent natural light, a demised meeting room and a private kitchenette.

The recent decoration gives the space a fresh, ready-to-occupy feel, making it well suited to a range of office occupiers seeking a self-contained floor in a well-connected City Fringe location.

Key points

- First Floor Office
- Fully Furnished
- Excellent Connectivity - Barbican & Old Street Stations Nearby
- Kitchenette
- Recently Renovated
- Excellent Natural Light



Location

Located in the heart of Clerkenwell, Baltic Street is positioned between Old Street, Barbican and Farringdon amongst a thriving mix of occupiers.

Connectivity is excellent, with Old Street, Barbican, Moorgate and Farringdon stations all within walking distance, providing quick access across London via the Northern, Elizabeth, Circle, Metropolitan and Hammersmith & City lines. The surrounding area includes a vibrant mix of cafés, independent restaurants and bars with the nearby Whitecross Street Market and Exmouth Market within a short walk.

Transport Links



Barbican 0.2 Miles



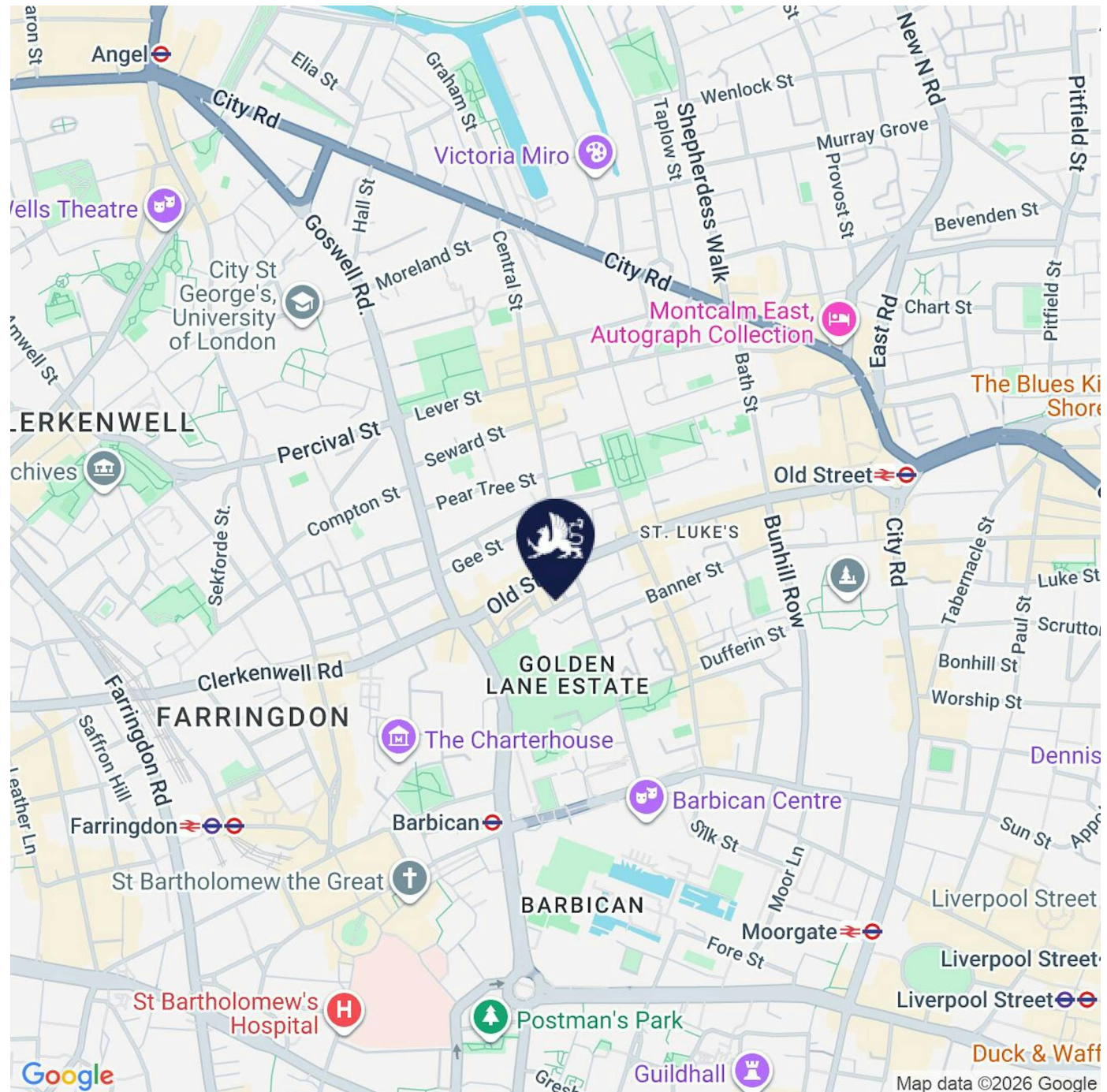
Old Street 0.4 Miles



Farringdon 0.4 Miles



Moorgate 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	1,403	130.34	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£39.50 per sq ft
Rates	£18,597 per annum
Service Charge	£8 per sq ft
VAT	Applicable
EPC	C (58)

Viewing & Further Information



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