

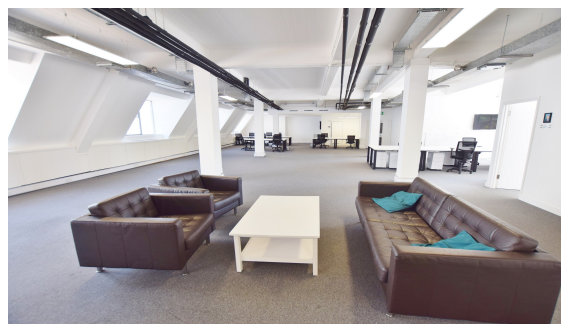
THE WORKPLACE CO.

# 24-26 BALTIC STREET WEST

Clerkenwell, EC1Y 0UR

## THE OFFICE

A bright, open plan office space benefiting from excellent natural light and a regular floor plate. Access to the building is gained via a communal entrance with a reception and commissionaire. The furniture can be made available by separate arrangement.



## AVAILABILITY & FLOOR PLANS

Available by way of a sublease or assignment until 13th September 2022. Alternatively, a new lease directly from the Landlord for a term by arrangement.

Image

### SPECIFICATION

- Excellent Natural Light
- High Ceilings
- Plug & Play
- Perimeter Cooling and Heating
- Perimeter and Pillar Trunking
- Cat II Lighting
- Commissionaire
- Suspended LED panel lighting
- Fitted kitchenette
- Showers
- 24 Hour Access
- EPC - TBC

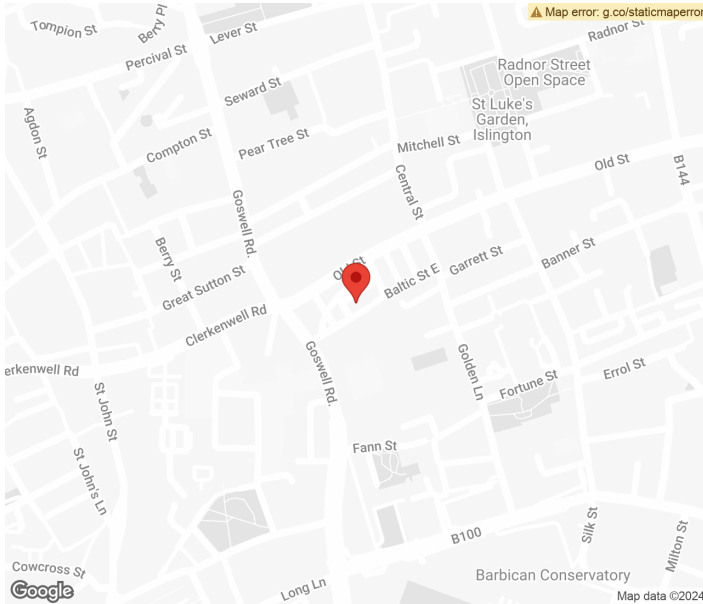
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### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	311.5	3,354	£37.50	£15.93	£11.00	£216,098.22	Available

## LOCATION

The building is located just off Old Street close to its junction with Clerkenwell Road and Goswell Road. Barbican Underground station is a few minutes walk away with Farringdon and Old Street Stations a few minutes bus ride.







### COMMUNICATION

A great variety of underground and rail stations is available within walking distance.

### WALKING TIMES

From the building

	Barbican	5 Minutes
	Old Street	9 Minutes
	Farringdon	11 Minutes
	St Paul's	14 Minutes

## CONTACT

020 7993 8075

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