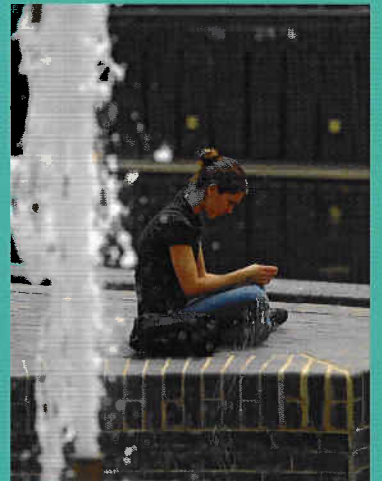


# EIGHT

BALTIC STREET EAST

LONDON EC1



Self-Contained Office Building To Let 8,044 sq ft



## DESCRIPTION

A self-contained office building arranged over lower ground, ground and five upper floors which benefits from comfort cooling and good natural light throughout.

## AMENITIES

- Comfort cooling
- Suspended ceilings
- 8-person passenger lift
- Showers
- Self-contained
- Male & female WCs
- Perimeter trunking
- Kitchenettes

## LOCATION

The property is situated on the north side of Baltic Street East at its corner with Timber Street, which is south of Old Street near the junction of Clerkenwell Road and Goswell Road. Barbican London Underground station (Circle, Metropolitan and Hammersmith & City Lines) is within walking distance.



## FLOOR AREAS

Floor Size	Size (sq ft)	Size (sq m)
Fifth	800	74.3
Fourth	1,154	107.2
Third	1,125	104.5
Second	1,135	105.4
First	1,275	118.5
Ground	1,075	99.9
Lower ground	1,480	137.5
<b>Total</b>	<b>8,044</b>	<b>747.3</b>



## TERMS

Upon application.

## VIEWING

By appointment through the sole agents:

Colliers Godfrey Vaughan Limited gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, or lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers Godfrey Vaughan Limited has any authority to make any representation or warranty whatever in relation to this property. August 2008

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