

SELF-CONTAINED OFFICE BUILDING TO LET

8 BALTIC STREET EAST, EC1

8,044 SQ FT



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 and City Lines) is within walking distance.

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

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)
5 th	800	74.3
4 th	1,154	107.2
3 rd	1,125	104.5
2 nd	1,135	105.4
1 st	1,275	118.5
Ground	1,075	99.9
L Ground	1,480	137.5

Amenities:

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

Terms:

We are seeking to assign our client's FRI lease for a term of 10 years from 29th September 2003 at the passing rent of £134,000 pax (equating to £16.66 per sq. ft. overall).

We will also consider sublettings on one or more floors, and we are quoting £12.50 per sq ft.

Rates:

Current rates payable are estimated at £6.45 per sq ft for the year 2009-2010.

Service Charge:

Capped at £5.00 per sq ft.

Viewing:

By appointment through the joint sole agents:

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