



AVAILABLE - TO LET

Ground, 1st, 2nd & 3rd floor offices, 4-6 Baltic Street East, London EC1Y 0UJ

182 sq ft (17 sq m) to 1,679 sq ft (155.9 sq m)

Rent from £45 psf

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Ground, 1st, 2nd & 3rd floor offices, 4-6 Baltic Street East, London EC1Y 0UJ

182 sq ft (17 sq m) to 1,679 sq ft (155.9 sq m)



Location

The offices are located on Baltic Street East, which is situated south of Old Street. Transport links for the location are superb, with bus routes along Goswell Road and Old Street, whilst Barbican and Old Street Stations are approximately 400 and 700 metres away.

Local amenities are also good, with various bars, restaurants and shops located nearby, including Whitecross Street Market, which is operational during weekdays.

Description

The offices are arranged over ground, first, second & third floors and benefit from kitchenettes within each unit. Each floor has alternate sex WCs.

Amenities

Dual aspect
Carpets
Suspended ceilings
Cat 2 lighting

Rent £60 psf for single rooms, £45 psf for two or more rooms

Service charge Est £5 psf

Buildings insurance TBC

Business Rates Circa No rates payable for single units.

Terms Available to let on a new FRI lease for a term to be agreed

Building Type Class E use

VAT TBC

EPC Rating D-99

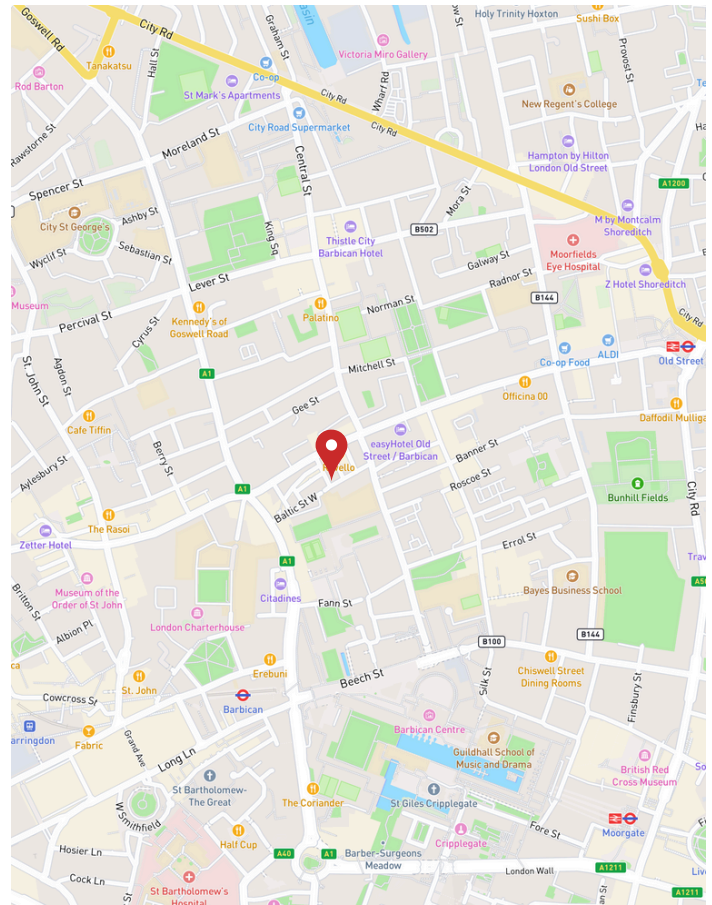
Size all measurements are approx NIA

4-5 Baltic Street East

Ground	247 sq ft (23 sq m)
First	247 sq ft (23 sq m)
Second	247 sq ft (23 sq m)
Third	290 sq ft (27 sq m)
Total	1,045 sq ft (97 sq m)

6 Baltic Street East

Ground	182 sq ft (17 sq m)
First	204 sq ft (19 sq m)
Second	247 sq ft (23 sq m)
Total	635 sq ft (59 sq m)



Contact Owners Sole Agents

Assembly CRE

020 3576 3331

www.assemblycre.co.uk

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