

# Compton

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## Old Street

24-26 Baltic Street West  
EC1Y 0RP

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Cost-effective office space at  
£9.50/Ft<sup>2</sup>, on flexible terms, near  
Farringdon Station and the  
Elizabeth Line within vibrant Old St  
district

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## For Rent

3,354 to 7,013 ft<sup>2</sup>

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## Location

24-26 Baltic Street West is located in the sought-after Clerkenwell district, a prime hub for creative, tech, and professional industries. Its vibrant atmosphere, combined with rich cultural heritage, makes it a standout location for businesses seeking connectivity and community.

Nestled between Old Street, Clerkenwell, and Barbican, the property benefits from excellent transport links, including the Elizabeth Line at nearby Farringdon Station. This provides fast and direct connections across London, making travel to key areas like the West End, Canary Wharf, and Heathrow Airport quicker and more convenient than ever. Additionally, Barbican, Farringdon, and Old Street stations offer access to the London Underground and National Rail services, providing effortless commutes and proximity to the City and beyond.

Clerkenwell's eclectic mix of cafes, restaurants, bars, and local amenities offers businesses a unique setting for work and networking. The area's historic charm, combined with modern conveniences, enhances the appeal for both employees and clients.

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Exterior

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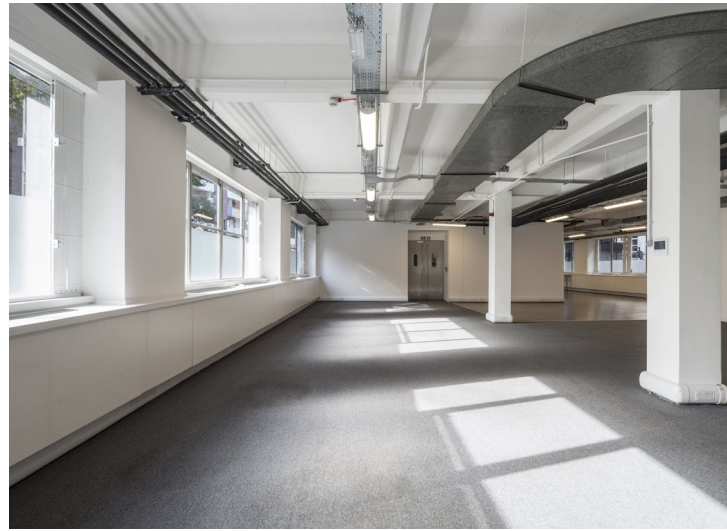
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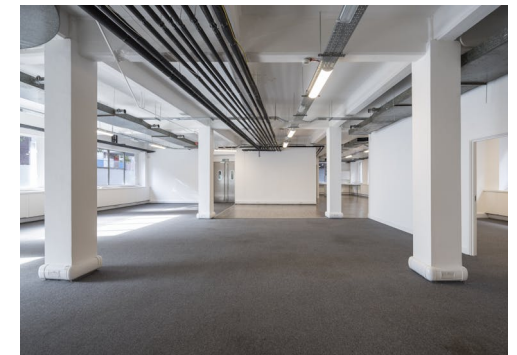
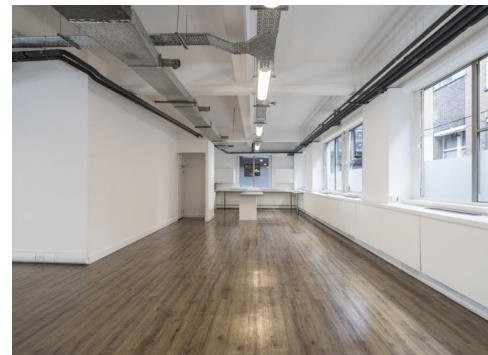
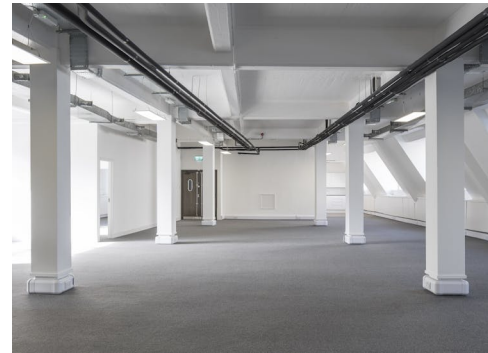
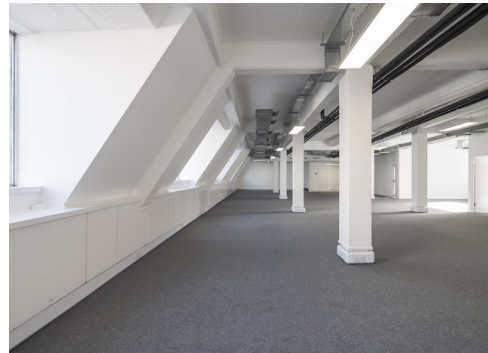
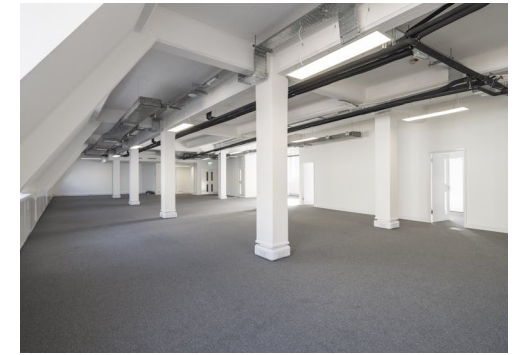
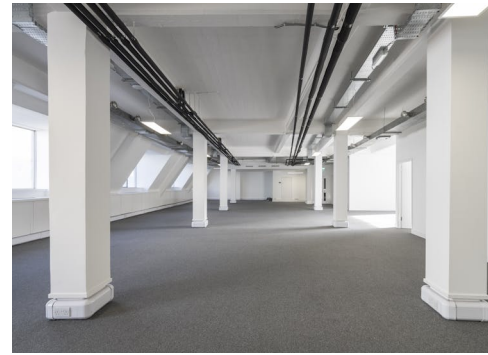
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## Amenities

- Flexible lease terms
- Excellent natural daylight
- Open plan layout
- Partially fitted with meeting rooms and kitchenette
- Carpet flooring in part
- Vinyl flooring in part
- Ceiling lighting
- Perimeter trunking
- Communal WCs
- Shower facility
- Commissionaire
- Security window shutters to Ground floor
- 24 hour access

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## Description

Flexible and cost-effective office space is available on the ground and third floors of 24-26 Baltic Street West, offered at a highly competitive rent of £9.50 /Ft<sup>2</sup> on flexible lease terms of up to 3 years.

The building boasts a communal entrance with a commissionaire, providing a professional welcome for clients and employees. Inside, the offices feature open-plan layouts with ceiling lighting and perimeter trunking, creating adaptable spaces ideal for various configurations. Natural daylight floods through large windows, enhancing the welcoming atmosphere and creating the perfect backdrop for your company's branding.

Both units benefit from partial fit-out with meeting rooms and kitchenette facilities, along with a combination of carpet and vinyl flooring in key areas, allowing for both practicality and aesthetic appeal. Security window shutters are in place on the ground floor for additional protection, and occupants have access to communal WCs and a shower facility.

Available 24 hours a day, this flexible office space is perfect for businesses looking for a professional environment in a vibrant Clerkenwell location.

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## Content

Watch the film



View on Website



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## Viewings

Viewings will be strictly via Compton.

## Terms

The spaces are available on a floor by floor basis and can offer flexible lease term(s) of up to 3 years by arrangement

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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

| Name   | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year  | Availability |
|--------|-------|--------------|-----------------------|------------------------|--------------|-------------|-------------|--------------|
| 3rd    | 3,354 | £9.50        | £14.81                | £12.50                 | £36.81       | £10,288.40  | £123,460.74 | Available    |
| Ground | 3,659 | £9.50        | £13.73                | £12.50                 | £35.73       | £10,894.67  | £130,736.07 | Available    |
| Total  | 7,013 | £9.50        | £14.27                | £12.50                 | £36.27       | £21,183.07  | £254,196.81 |              |

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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