
BAIRD HOUSE



15 - 17 ST. CROSS STREET | LONDON EC1

Design-led CAT A+ workspace in creative and vibrant Farringdon

Working collaboratively with the highly regarded and local design & build studio, **Whitepaper**, the team have enhanced the aesthetic and functionality of the building with a Scandinavian inspired design, which leads seamlessly from the external façade through to the rest of the building.

This includes a new reception featuring a bespoke desk with custom tiling, a new building logo and hand-picked furniture. The design flows throughout the common parts of the building, including remodelled WC's on each floor, plentiful showers, lockers and changing facilities at basement level. This allows occupiers to feel comfortable and at home at Baird House.

The available 1st floor suite (NW/SW) is to be offered fully fitted and furnished, specifically designed with occupier wellbeing at heart. The 1st floor boasts generous floor-to-ceiling heights, in excess of 3 meters which creates a spacious and voluminous working environment.

In addition, the unit possesses high quality finishes throughout and offers a well-balanced configuration to cater for fixed workstations, informal & agile breakout areas, private meeting rooms and a demised integrated kitchen.

Tenants within Baird House also get an opportunity to acquire further storage space with availability in the basement being provided.



LED LIGHTING



AIR CONDITIONING



COMPREHENSIVELY REFURBISHED OFFICE SCHEME



MANNED RECEPTION



2 X PASSENGER LIFTS



BICYCLE STORAGE, NEW SHOWERS AND CHANGING FACILITIES

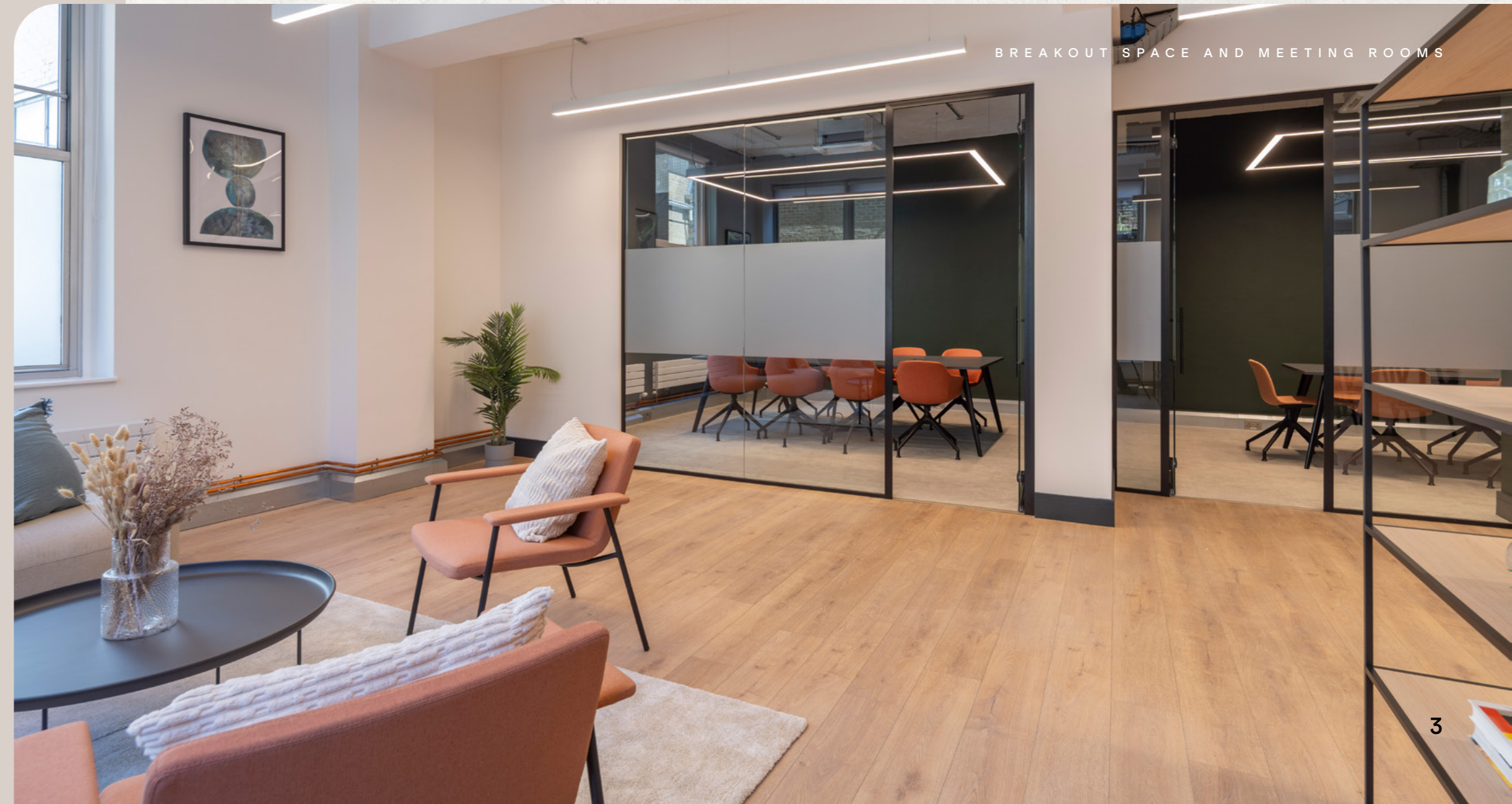


FULLY FITTED



DDA ACCESSIBLE

A modern specification







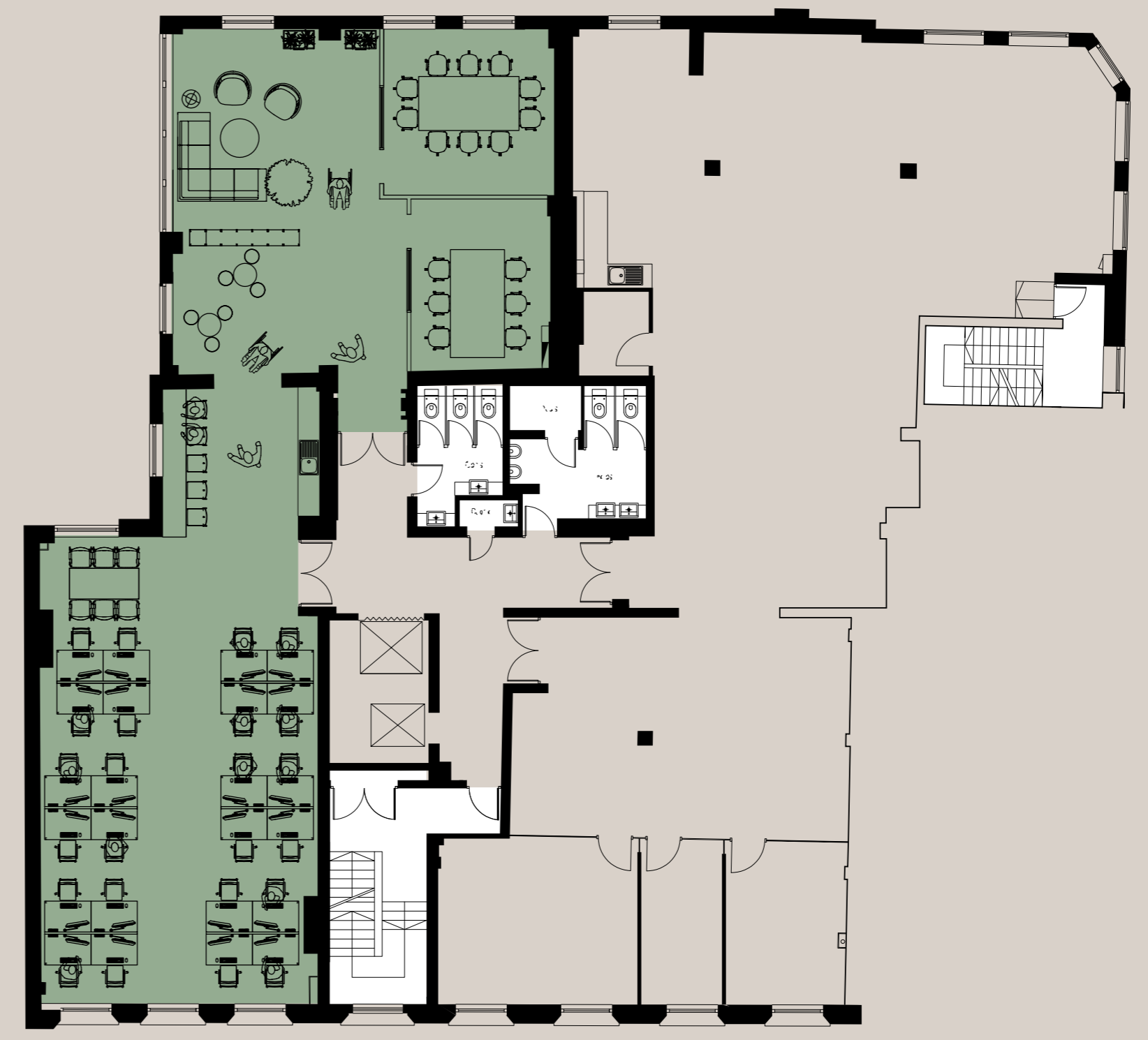
KEY ● OFFICE ● CORE



Not to scale. Indicative only.

First (NW/SW) 2,020 Sq Ft | 187.6 Sq M

AVAILABLE



St. Cross Street is nestled in the heart of Farringdon where there is an abundance of vibrancy and nearby amenities to offer its occupiers. Farringdon and Clerkenwell have become the most sought-after submarkets within London now boasting major international tech and social media companies such as TikTok, LinkedIn, Airbnb, Snapchat and Amazon as well pioneering creative tenants from a range of sectors.

Whether its a coffee on-the-go, a bite to eat, or unwinding in green spaces, this is an area that has it all. From the outside eateries at Leather Lane and Exmouth Market, to the exciting new bar and restaurant offerings around Farringdon, occupiers really are spoilt for choice.



LEATHER LANE MARKET



EXMOUTH MARKET

A proudly creative

BOTANIQUE WORKSHOP

FARRINGDON STATION



and free thinking

HATTON GARDEN



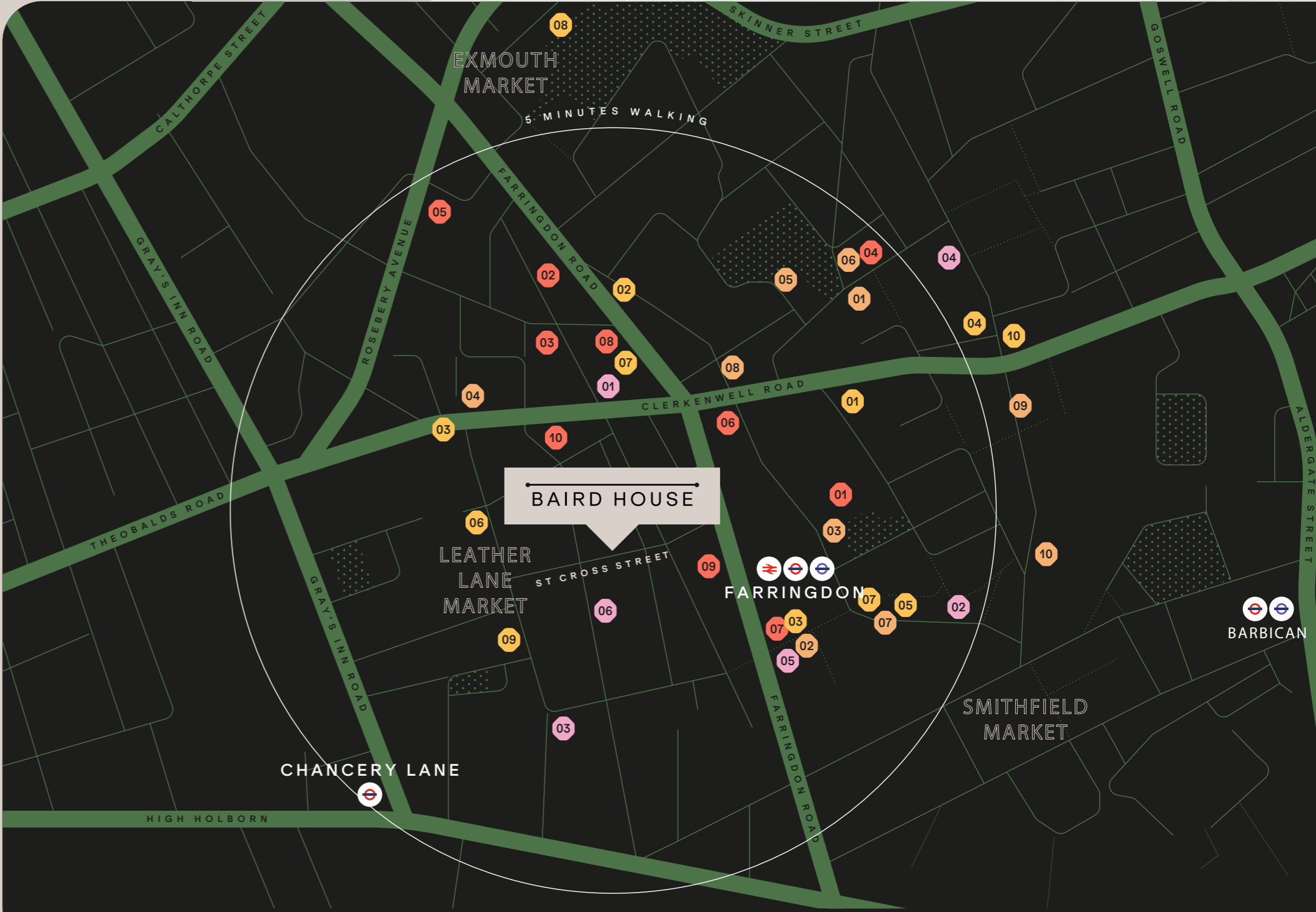
neighbourhood

Exceptional amenities and connectivity



Walking and cycling travel times from Baird House. Elizabeth Line travel times from Farringdon Station.

Farringdon is the only transport hub serviced by the Elizabeth Line, London Underground and Thameslink.



Bars + Restaurants:

1. Sushi Tetsu
2. Farmer J
3. Camino
4. The Clerk & Well
5. The Crown Tavern
6. Granger & Co
7. Bouchon Racine
8. Sessions Arts Club
9. Luca
10. St John

Coffee:

1. EC1 Coffee House
2. Powerhouse Coffee
3. Fidelio
4. Par
5. Starbucks
6. The Attendant
7. Pret
8. Gail's
9. Prufrock Coffee
10. Colonna & Small's

Gym + Wellness:

1. PureGym
2. F45
3. Gymbox
4. Pilates Instructor Network
5. Mob45
6. Ten Health & Fitness

Companies:

1. Kurt Geiger
2. LinkedIn
3. Moonpig
4. Deloitte Digital
5. Howlett Brown Ltd
6. Publicis Group
7. Karmarama
8. Adidas
9. Snapchat Inc
10. TBD Media Group

Further Information

Terms
On application

Rates
Applicable

EPC
B



Susskind.

Adam Noble

adam@susskind.london
T +44 (0) 20 7831 8311
M +44 (0) 7980 991 217

Roni Rosenberg

roni@susskind.london
T +44 (0) 20 7831 8311
M +44 (0) 7702 643 317

ELLIS BROWN

James Taylorson

jtaylorson@ellisbrowncommercial.com
T +44(0) 20 3745 0060
M +44 (0) 7843 668 730

Toby Thomas

tthomas@ellisbrowncommercial.com
T +44 (0) 20 3745 0060
M +44 (0) 7494 292 757

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