



**TO LET**

**Unit 2 Baltic Place,  
London, N1 5AQ**

1,571 sq ft

Creative modern office /  
showroom to let in the  
heart of Haggerston.



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

This attractive Ground Floor office offers a contemporary and functional working environment situated in the heart of Haggerston. The area features multiple well-appointed meeting rooms and private call booths, in addition to a spacious, open-plan kitchen.

In addition, the space has been finished with polished concrete, giving a modern industrial feel

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## Key points

- Plug & Play
- DDA Compliant
- Meeting Rooms and Phone Booths
- Air Conditioning
- Shower
- 5 Minute walk to Haggerston Station



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## Location

Situated on Baltic Place, the building is a short walk to Haggerston Station (Windrush Line) which offers easy access to Highbury & Islington, Shoreditch High Street and Whitechapel.

Baltic Place is surrounded by top restaurants such as Planque, La Bibliotheque, and Mo' Mangio. In addition, there are further amenities in the locality including F45 Training, More Yoga and the Regents Canal.

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## Transport Links



Haggerston 0.2 Miles



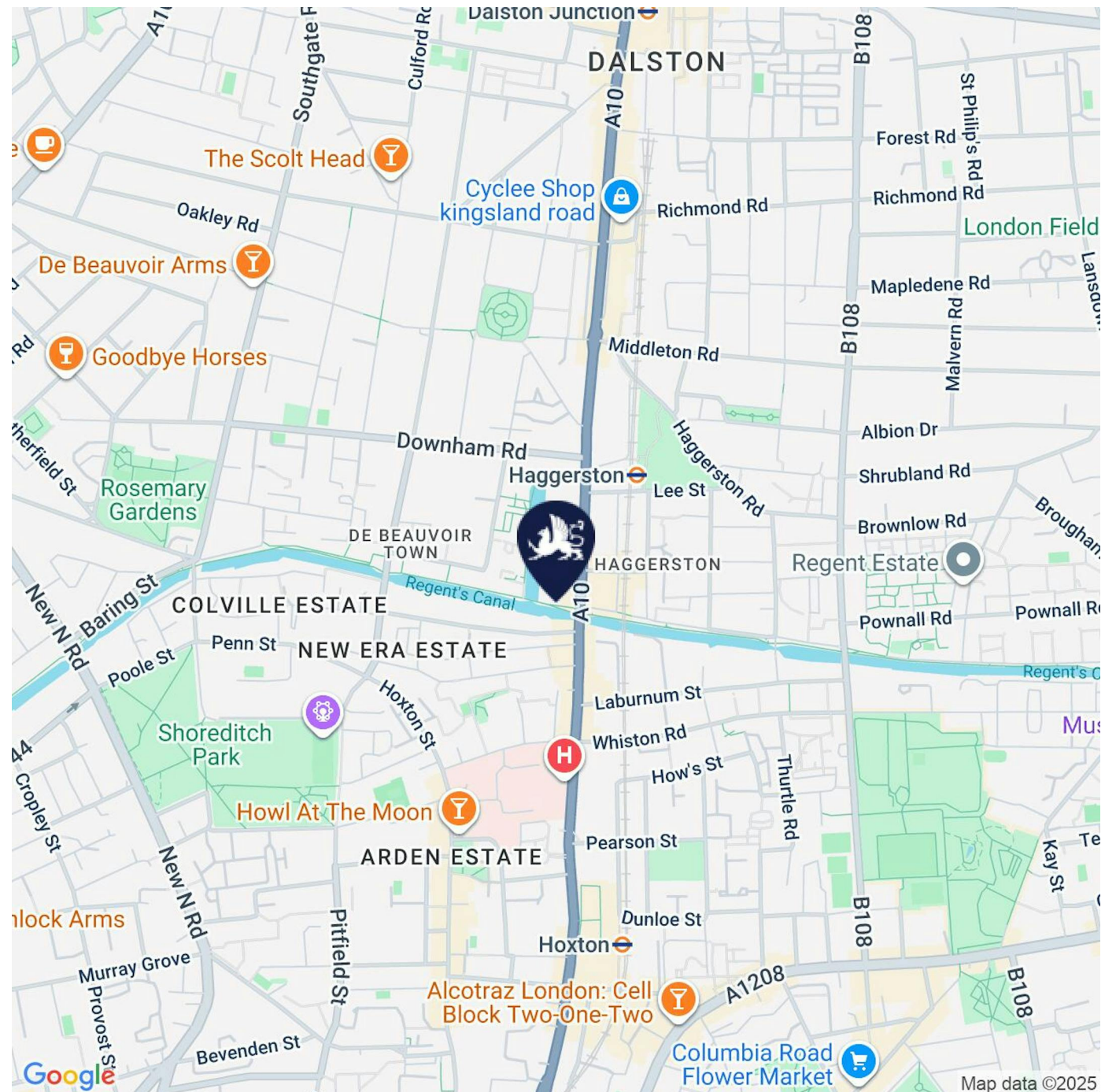
Hoxton 0.4 Miles



Dalston Junction 0.7 Miles



Dalston Kingsland 0.8 Miles





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## Accommodation

Name	sq ft	sq m	Availability
Ground	1,571	145.95	Available

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## Viewing & Further Information



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

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## Rents, Rates & Charges

Lease	New Lease
Rent	£32.50 per sq ft
Rates	£24,076 per annum 0.555 Multiplier
Service Charge	£9,077 per annum
VAT	On application
EPC	C (67)

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