

TWENTY BALTIC

8,450 SQ FT OF REDEFINED MODERN WORK SPACE

Baltic Street West _ Clerkenwell

AN EXCEPTIONAL BUILDING WITH REFINED DETAILING

Twenty Baltic has been refurbished to provide high quality, modern office space with inspiring features, including impressive floor to ceiling heights.





OUTSTANDING RECEPTION FINISHES

- 4 new WCs & showers to alternating floors
- BREEAM accredited
- 4th floor terrace
- New full height glass-fronted facades at Ground floor (front and rear) Crittall style aesthetic
- VRF air conditioning
- 6 secure cycle racks
- Compliant DDA access and associated platform lift
- Fully accessible raised floors
- Bicycle repair station
- Exposed linear light fittings with central feature pendants to an exposed ceiling
- On street cycle parking
- 6 person passenger lift

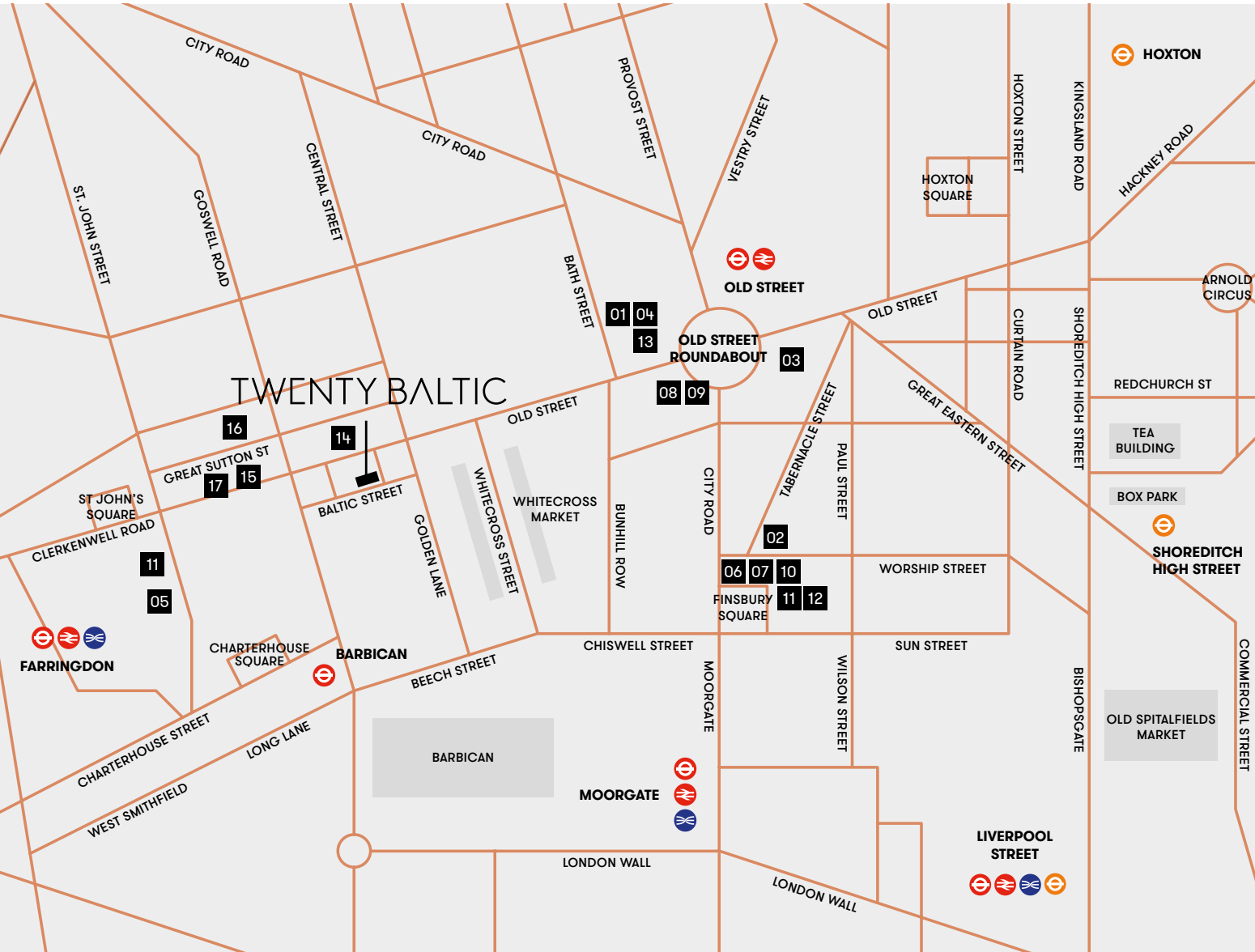
_ Lifestyle

The surrounding area is filled with coffee shops, markets, new pop-ups, alfresco dining and rooftop bars, all of which compliment the established famous names.



SET AMONGST VIBRANT CLERKENWELL AND TECH CITY

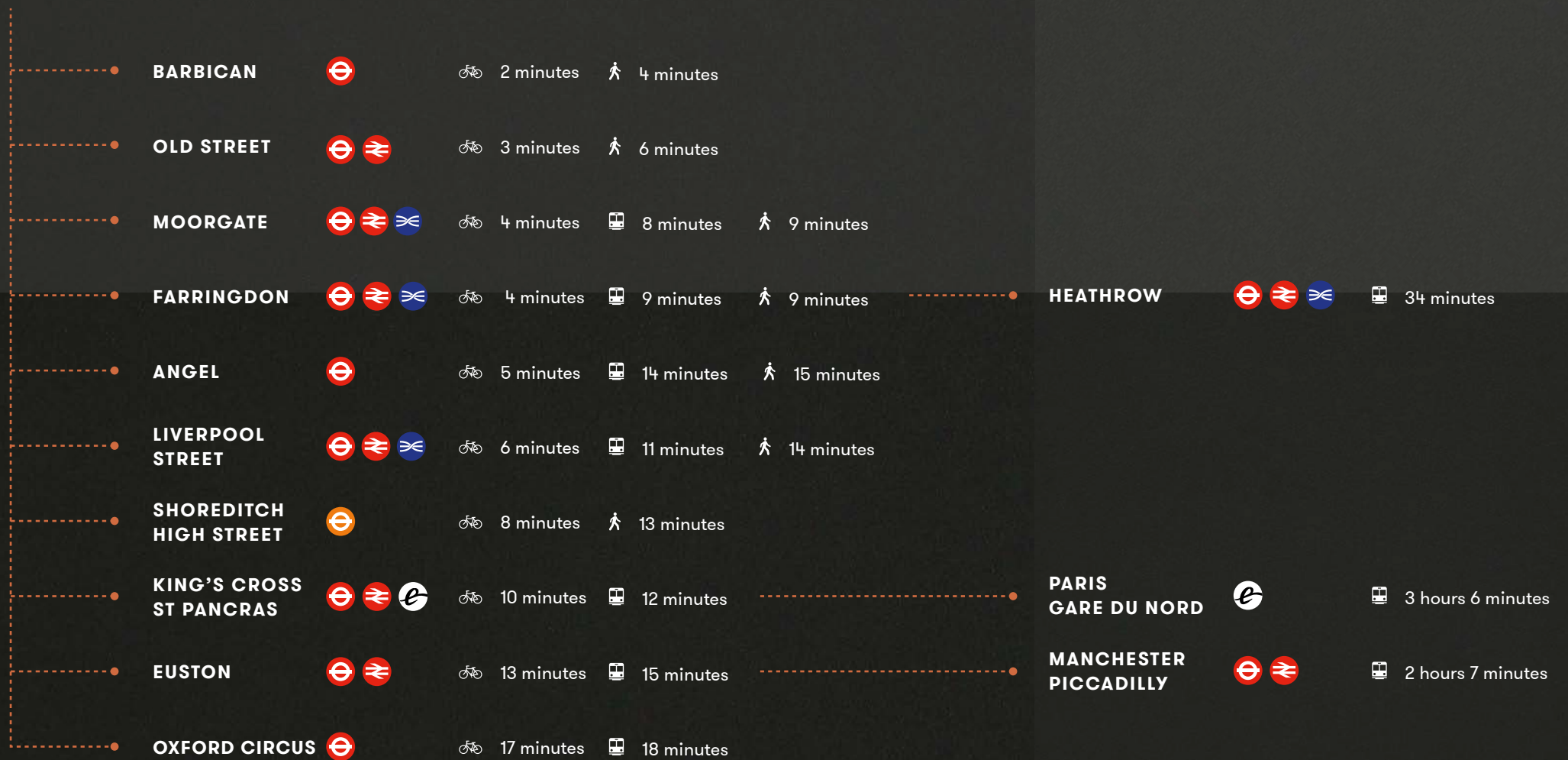




SURROUNDED BY WORLD FAMOUS NAMES

- 01 — FarFetch
- 02 — Google Campus
- 03 — Inmarsat
- 04 — John Brown Media
- 05 — Maxus
- 06 — Mendeley
- 07 — OpenTable
- 08 — ORMS
- 09 — Sage
- 10 — Silicon Valley Bank
- 11 — We Are Social
- 12 — 7Digital
- 13 — CBS Interactive
- 14 — AHMM Architects
- 15 — Vitra
- 16 — The Red Brick Road
- 17 — Alexander McQueen

TWENTY BALTIC





BRIGHT AND SPACIOUS OFFICE FLOORS

FEATURES

- Contemporary LED lighting
- Exposed brick work
- Polished concrete pillars
- Fully accessible raised floors

All combine to create an appealing and dynamic workspace.





FOURTH FLOOR

NOW LET

THIRD FLOOR

2,823 SQ FT (262.3 SQ M)

SECOND FLOOR

2,811 SQ FT (261.2 SQ M)

FIRST FLOOR

2,816 SQ FT (261.6 SQ M)

GROUND FLOOR

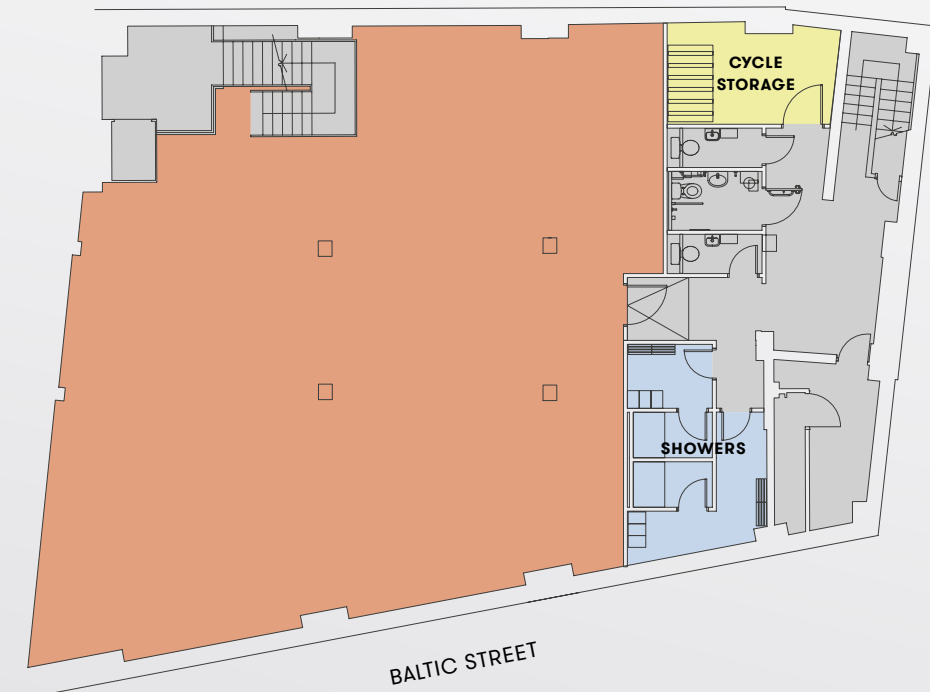
NOW LET

LOWER GROUND FLOOR

NOW LET

LOWER GROUND FLOOR

2,314 SQ FT (215.0 SQ M)



GROUND FLOOR

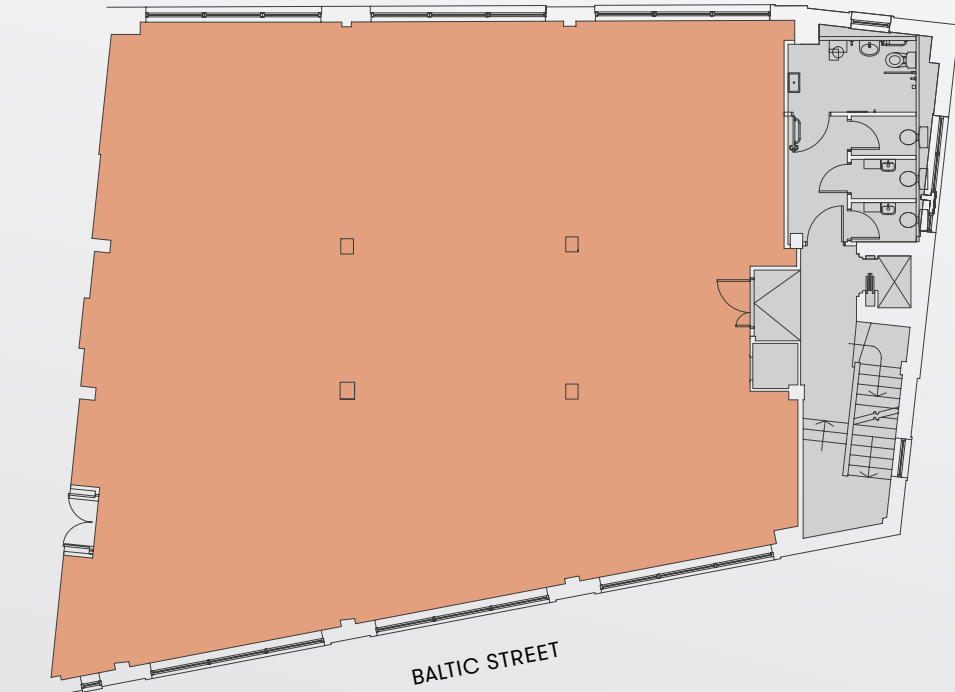
2,286 SQ FT (212.4 SQ M)



Plans not to scale, for indicative purposes only.

FIRST FLOOR

2,816 SQ FT (261.6 SQ M)



SECOND FLOOR

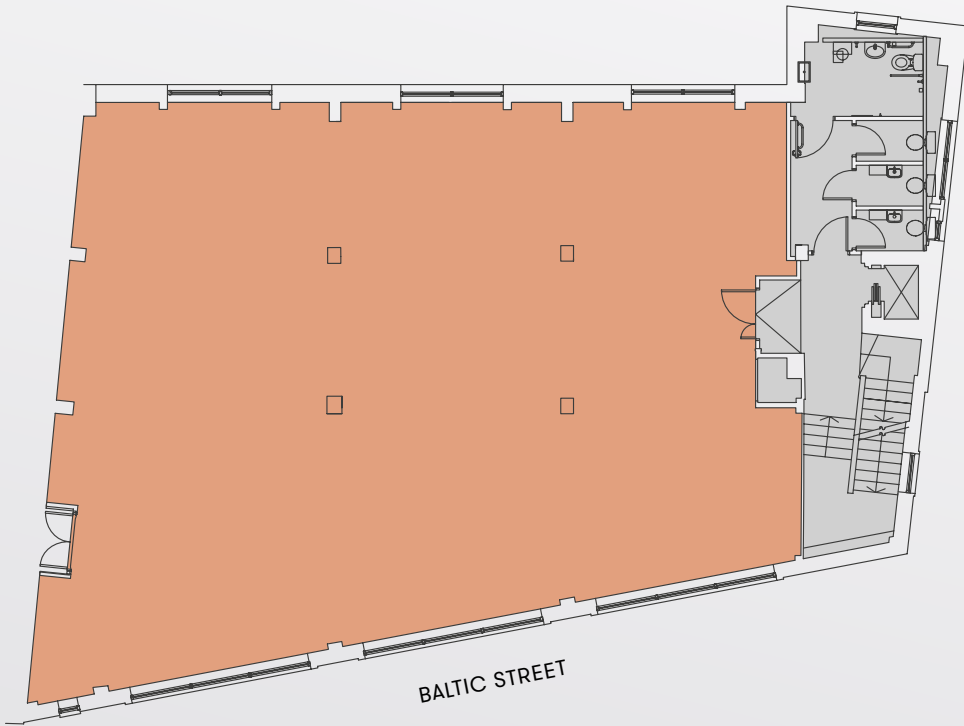
2,811 SQ FT (261.2 SQ M)



Plans not to scale, for indicative purposes only.

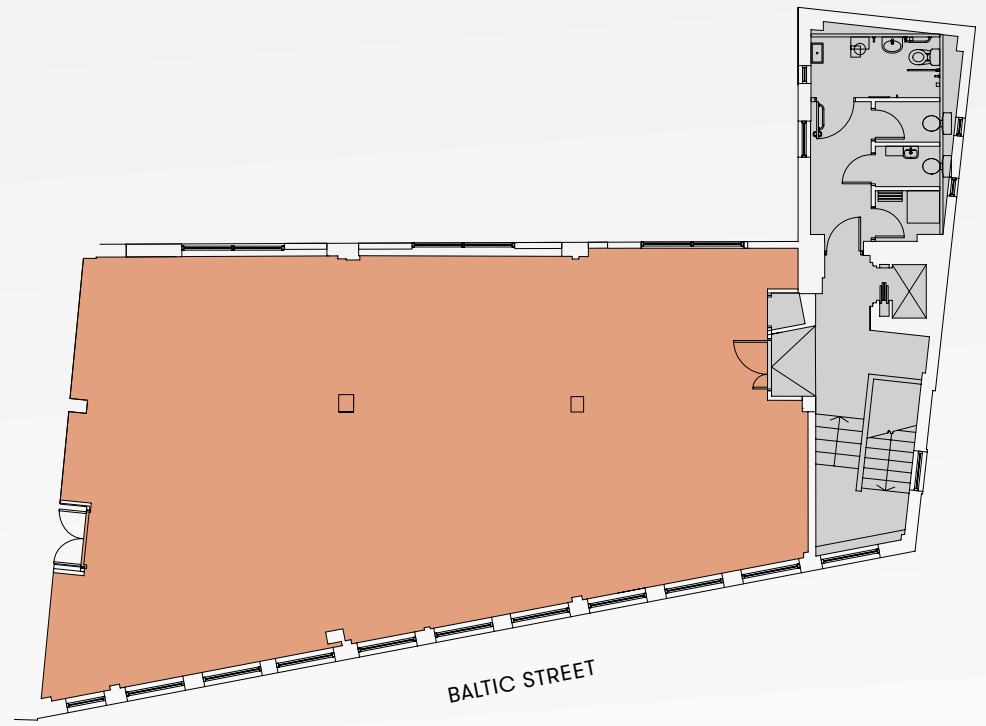
THIRD FLOOR

2,823 SQ FT (262.3 SQ M)



FOURTH FLOOR

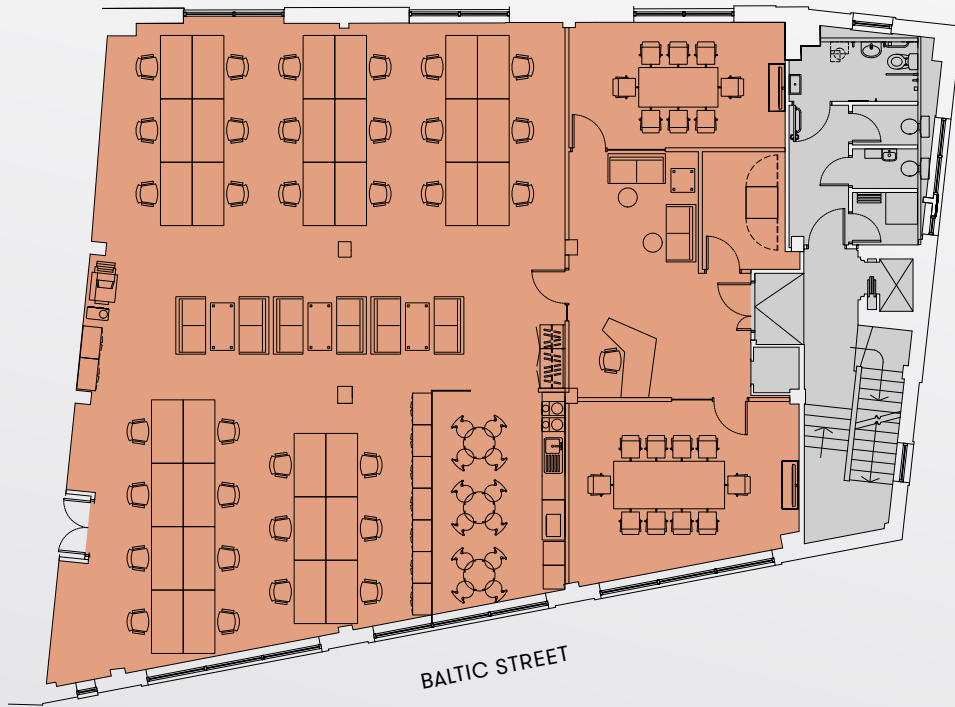
2,492 SQ FT (231.5 SQ M)



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TYPICAL UPPER FLOOR OPTION 1

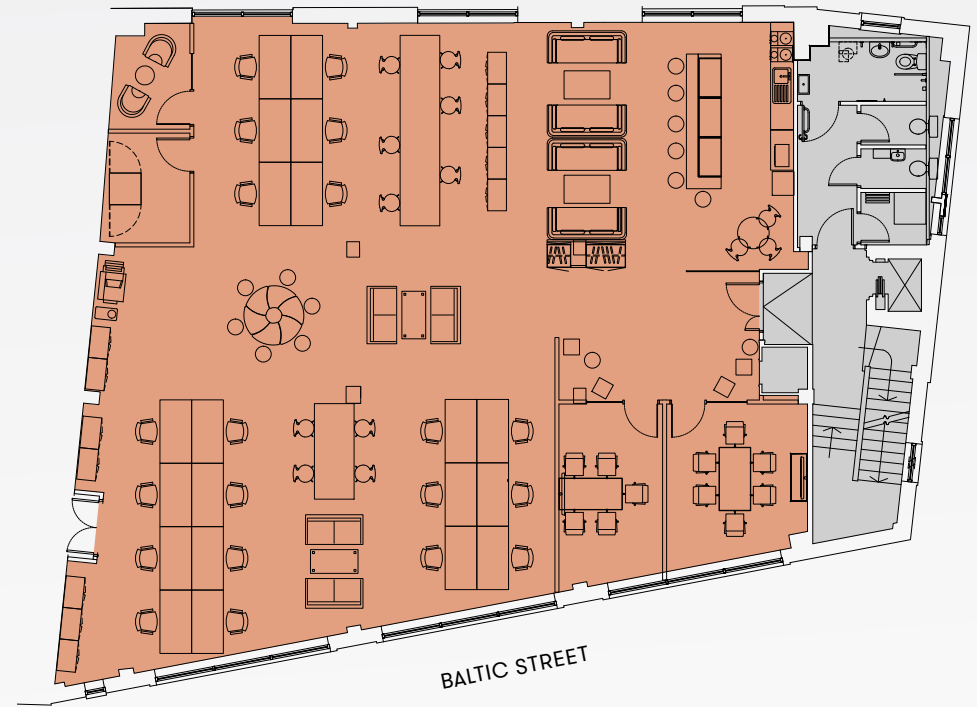
2,811 SQ FT (261.2 SQ M)



32 x Open Plan Workstations **Total Occupancy - 32**
1 x 8 Person Meeting Room **Occupancy Ratio -**
1 x 10 Person Meeting Room **1:8.2 Sq M**

TYPICAL UPPER FLOOR OPTION 1

2,811 SQ FT (261.2 SQ M)



26 x Open Plan Workstations **Total Occupancy - 26**
1 x 5 Person Meeting Room **Occupancy Ratio -**
1 x 6 Person Meeting Room **1:10.0 Sq M**



Plans not to scale, for indicative purposes only.

WWW.TWENTYBALTIC.LONDON

VIEWINGS

Strictly through the sole letting agents:

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