

BALDWIN STREET

LONDON EC1V 9NU

To Let

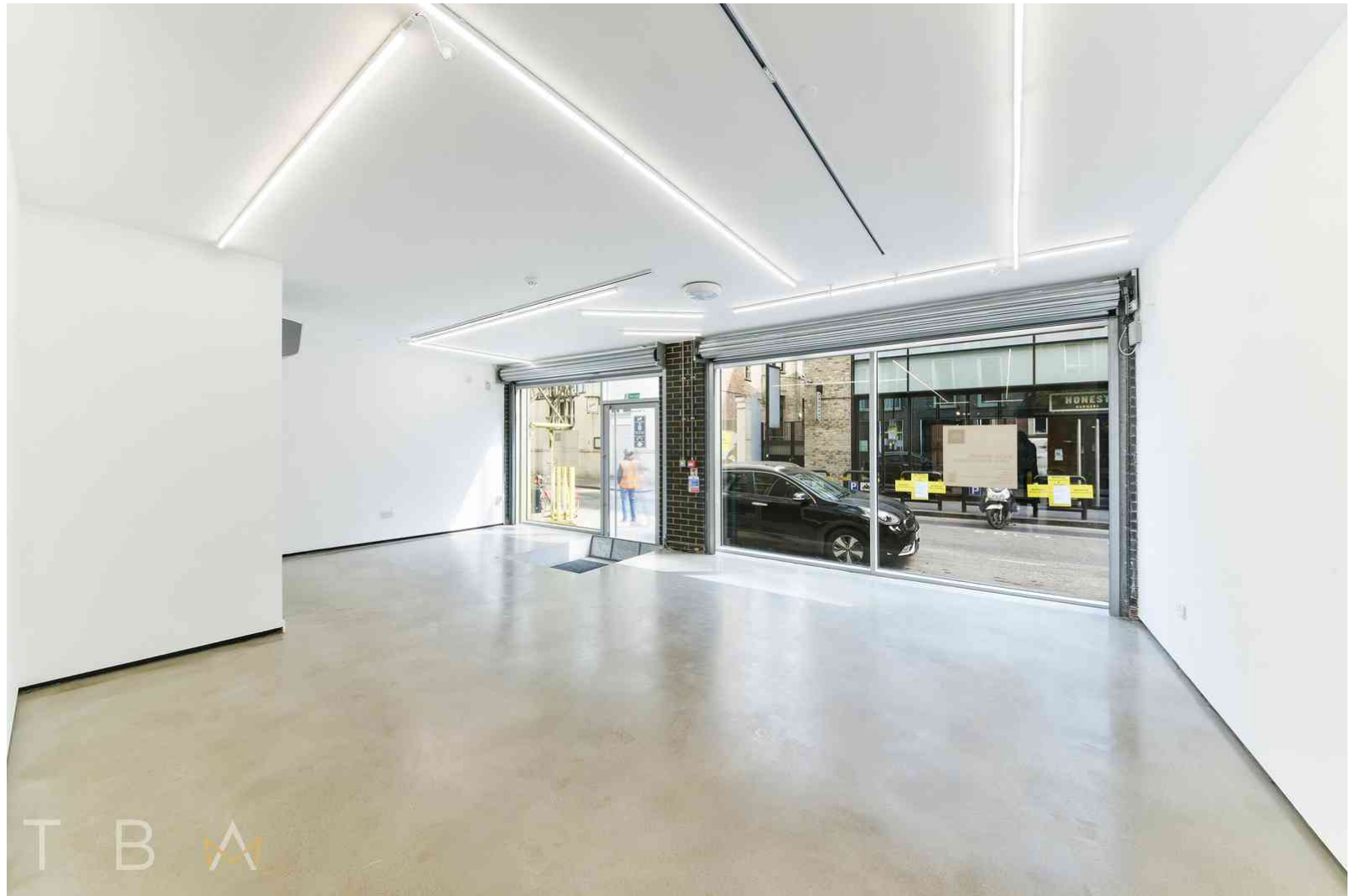
- Contemporary space
- 904 sqft (approx)
- Use class E
- Polished concrete floors

Completely open-plan, self-contained commercial studio spanning 904 sqft (approx.) perfectly suited to an Art Gallery, modern office space or boutique retail showroom, located minutes from Old Street Roundabout.

Finished to a blank canvas specification including front (Baldwin Street) and rear (Peerless Street) self-contained entrances the space has polished concrete floors and fully floor to ceiling glazed frontages. Both entrances have electric roller shutters for security.

The unit has a contemporary industrial finish with high ceilings, block-work walls and concrete floors with gloss resin finish.

There is a WC and separate kitchen and the unit also benefits from air conditioning.



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Located off City Road just a couple of minutes walk from Old Street Underground (Northern Line) and 5 minutes from Hoxton Square the property benefits from excellent transport links and the wide array of amenities found in the neighbourhood of Shoreditch. Clerkenwell and Farringdon are to the west and Liverpool Street Station is to the South.

Available now for immediate occupation

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THE PROPERTY BROKERS



020 7993 6553

INFO@TBAPROPERTY.COM

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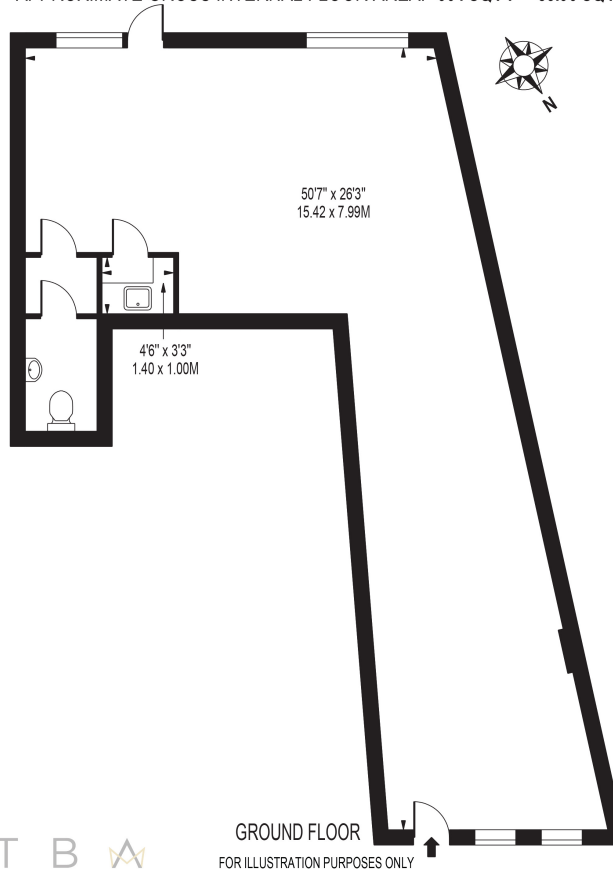


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BALDWIN STREET
APPROXIMATE GROSS INTERNAL FLOOR AREA: 904 SQ FT - 83.96 SQ M



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