

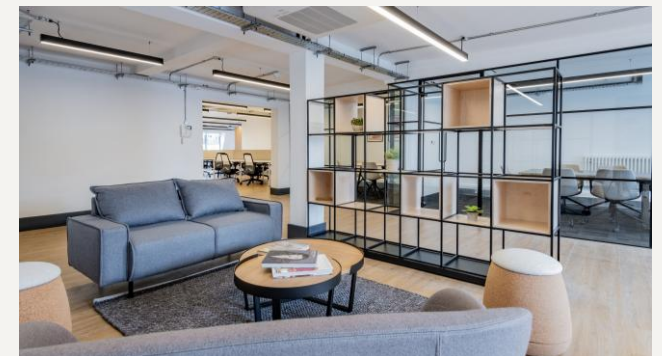


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Baird House, 15-17 St Cross Street, EC1

Positioned in the heart of Farringdon, the 4th floor at Baird House offers a bright, self-contained office ideal for businesses seeking a vibrant location close to Farringdon and Chancery Lane stations. The space provides an efficient layout with open-plan working, meeting rooms and phone booths already in situ, while large windows fill the office with natural light.

Tenants also benefit from upgraded communal areas and high-quality end-of-trip facilities, including refurbished showers and secure cycle storage. Available on a new lease direct with the Landlord.



Baird House, 15-17 St Cross Street, EC1

Summary

Comprehensively refurbished office scheme in the heart of Farringdon which provides Grade A fully fitted workspace.

Features

- Newly refurbished throughout
- Fully fitted
- Refurbished manned reception
- Excellent natural light
- Upgraded communal amenities
- 2x passenger lifts
- Comfort cooling
- Fantastic floor to ceiling height
- Male and female WC's
- Cycle storage and showers
- Secure basement storage (available by way of separate negotiation)

Transport

- Farringdon
- Chancery Lane

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

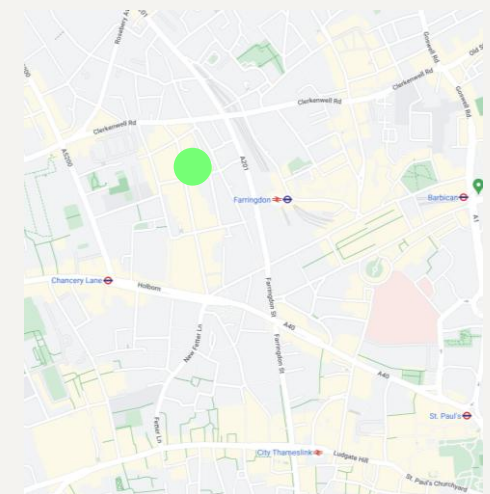
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Availability

Floor	Size (sq ft)	Rent (psf)	Service Charge (psf)	Business Rates (psf)*	Total (pcm)	Status
Fourth	2,426	£65.00	£13.62	£26.00	£21,150.68	Available
Total	2,426	£65.00	£13.62	£26.00	£21,150.68	Available

*Interested parties should make enquiries with the local authority.

Map



Baird House, 15-17 St Cross Street, EC1

Viewing via joint agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

Or

Ellis Brown
020 3745 0060

Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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