

# Susskind.

**Baird House, 15-17 St Cross Street EC1**



Baird House benefits from a mix of newly refurbished CAT A+ and CAT A office accommodation, designed to deliver high quality workspace for a wide array of occupiers. In addition, the communal amenities within the building have been comprehensively upgraded which creates a superb 'client-facing' experience for tenants.



# Baird House, 15-17 St Cross Street EC1

## Summary

Comprehensively refurbished office scheme in the heart of Farringdon which provides Grade A workspace in fitted and non-fitted formats.

## Features

- Newly refurbished throughout
- Fitted & non-fitted options
- Brand new reception lobby
- Excellent natural light
- Upgraded communal amenities
- Smart reception area
- 2x Passenger lifts
- Comfort cooling
- Fantastic floor to ceiling height
- Male and female WC's
- Cycle storage
- Showers

## Transport

- Farringdon
- Chancery Lane

## Lease

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

## EPC

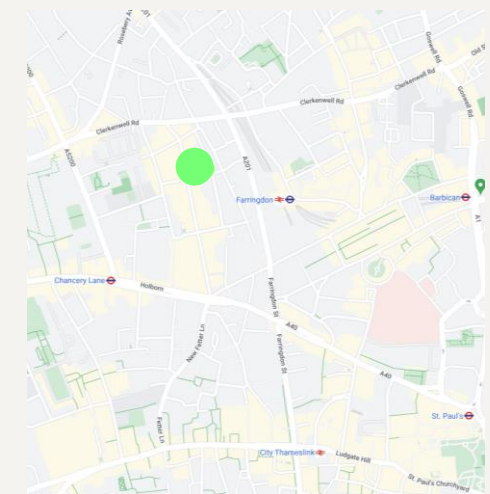
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Part Third (SW)	1,060	£69.50	£15.11	£22.91	£8,065.71	Available
Part Third (NW)	956	£69.50	£15.11	£22.91		
Part Ground (NE, NW & SE)	2,998	-	-	-	-	Under Offer
<b>Total</b>	<b>2,016</b>		<b>£15.90</b>			

\*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:

Ashley Goodman  
07973 184 329  
Ashley@sussskind.london

Adam Noble  
07980 991 217  
Adam@sussskind.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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