

Baltic

38 ST MARY AXE

34,000 SQ FT PRIME WORKSPACE



Welcome to an icon, reimagined.

The Baltic has been reborn; every floor, every finish, every amenity newly created with uncompromising precision. **A complete transformation where nothing has been left untouched;** elevating the building to the highest standard of modern workplace design.

Its historic character endures, now complemented by world-class sustainability credentials, **EPC A** and **BREEAM Outstanding**, positioning it among London's most distinguished workplaces.



In the Heart
of The City

Baltic
38 ST MARY AXE



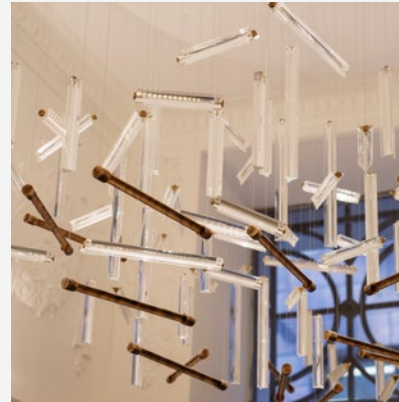


TIME LESS

Baltic 38 ST MARY AXE



Restored to the Finest Detail



A careful restoration that celebrates the building's character while delivering exceptional modern workspace design.

Every detail has been refined; carefully restored, thoughtfully considered, and ready to experience.

Personalised Concierge Service



From arrival at The Cooper Library, experience barista-quality coffee, attentive service, and spaces designed to help you reset and refocus — a refined setting for informal meetings, conversation, and time well spent.



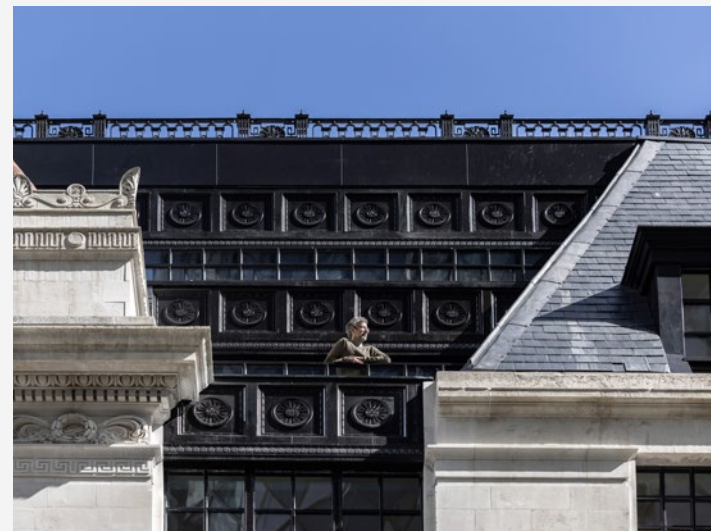


A Place You're Proud To Be

Wellbeing sits at the heart of the Baltic, shaping a workspace designed around how people feel, focus, and perform.

Natural light, openable windows, and curated art create an atmosphere of clarity, focus, and inspiration throughout the day.

A considered blend of heritage and contemporary design creates a workspace that supports both wellbeing and performance.



Artworks in image (left):
(left): **Small Silhouette 29 (Typewriter I)**, 2016, William Kentridge
(right): **Amid Imperial Grids**, 2022, Dor Guez
Art courtesy of the Goodman Gallery





A City Oasis

Set serenely above the bustling city streets is a beautifully landscaped roof garden spanning over 2,000 sq ft.

Adjacent to The Gherkin, this skyline retreat offers impressive citywide views and is the perfect setting to unwind and connect.

A Greener Legacy

A future-focused restoration that respects heritage, raises sustainability standards, and positions Baltic within the top 1% of global sustainability performance.

EPC A – Highly efficient, reducing energy use and carbon emissions

BREEAM Outstanding – Top 1% of global sustainability performance

Biodiversity Enhancements – Green spaces supporting nature and wellbeing

Responsibly Sourced Materials – Ethical, low-impact procurement throughout

BREEAM® **OUTSTANDING**
targeting



AV AIL ABILITY



FLOOR SCHEDULE

FLOOR	AVAILABILITY (SQ FT)	FLOOR OPTIONS (SQ FT)	AMENITY
6			Communal Roof Garden
5	5,093		Balcony
4	6,177		Balcony
3	6,155		
2	LET		
1	6,878		
G	4,737	Self-Contained G + LG 9,311	Gallery & Cooper Library
LG	4,574		6 Showers, 60 Bike Spaces & 60 Lockers
TOTAL	33,614		



Contemporary Classic Design



Timeless architecture, seamlessly paired with state-of-the-art amenities and stylish interiors.

Ranging from approximately **5,100–9,300 sq ft**, each space offers a unique experience, defined by natural light, character, and timeless design.



Craftsmanship & Quality

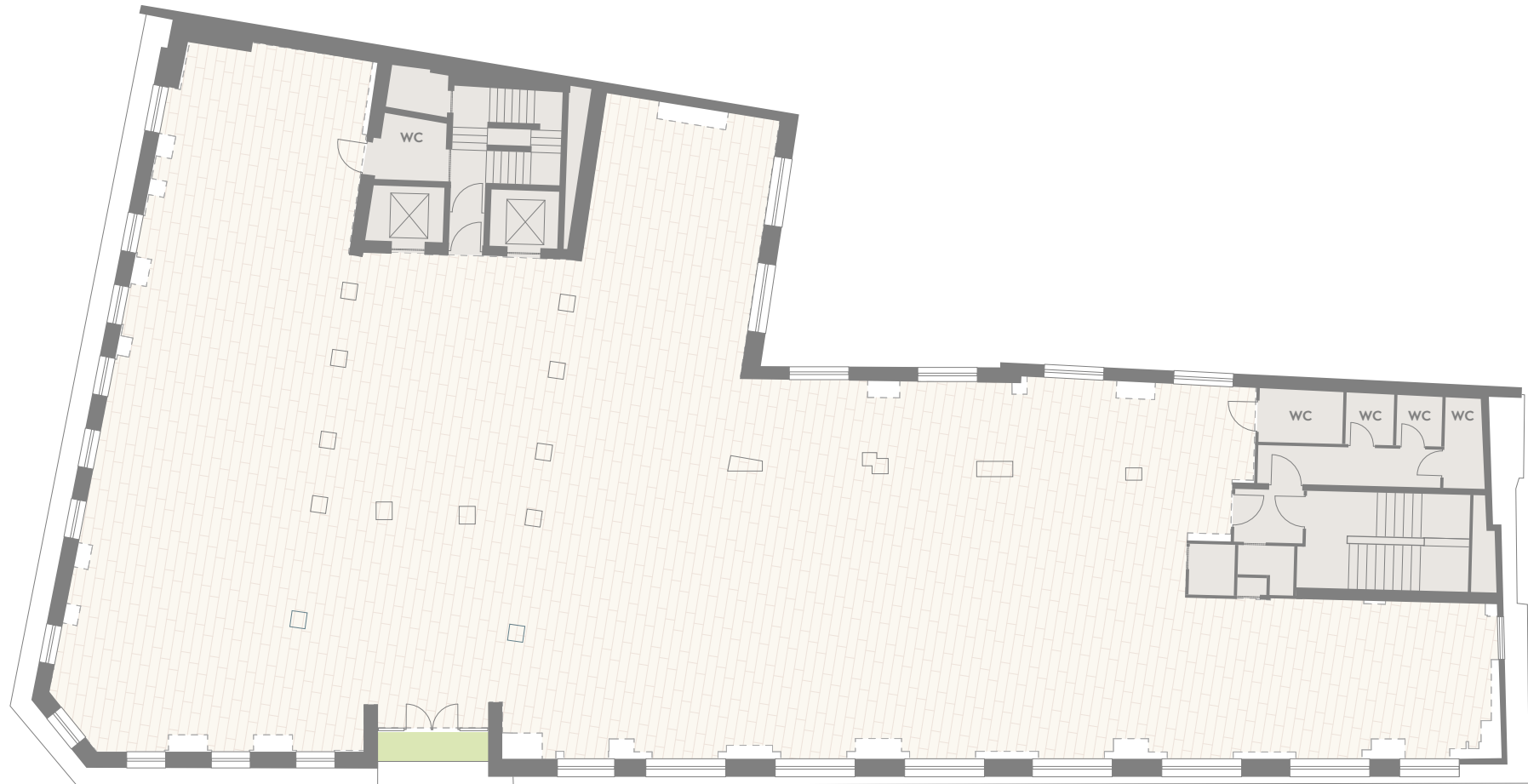
Clear, clean and efficient floorplates, with each offering its own distinct identity and atmosphere. Exceptional natural light pours in, framing stunning views towards the iconic Gherkin.



FLOOR PLAN

Typical Floor

6,177 sq ft / 573.9 sq m
(based on 4th floor)





General Layout

6,177 sq ft / 573.9 sq m
(based on 4th floor)

Arrival area	01
Boardroom (14P)	01
Meeting room (6P)	02
Meeting room (4P)	01
Office	03
Workstations	56
Tea-point & breakout	01
Soft seating	04
Collaboration area	02
Phone booths	02



Creative Layout

6,177 sq ft / 573.9 sq m
(based on 4th floor)

Arrival area	01
Boardroom (18P)	01
Meeting room (6P)	02
Meeting room (4P)	01
Office	01
Workstations	52
Tea-point & breakout	01
Soft seating	01
Phone booths	02



HQ Opportunity

A rare self-contained space across ground and lower ground floors, connected by an internal staircase, and with its own dedicated entrance and independent identity.

Offering prominence, privacy, and presence, it provides a compelling canvas for a brand-led occupier to create a distinctive arrival experience.

Direct street-level access ensures visibility and ease of arrival, while full autonomy over the space allows complete control of how it is experienced.

A discreet yet powerful address that combines independence with impact, designed for an organisation that wants a space to express who they are.



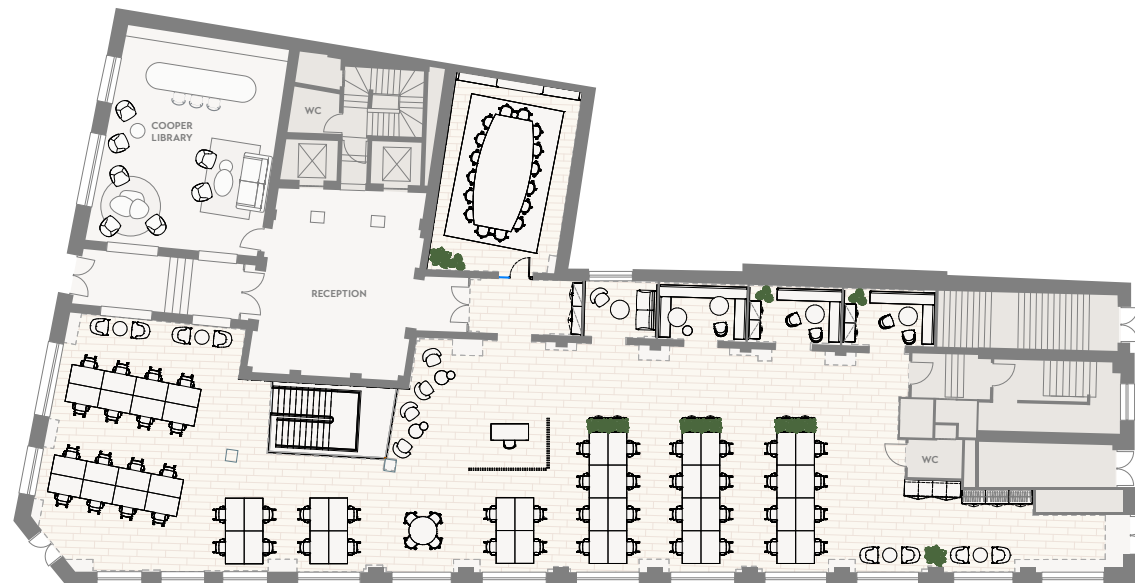
SPACE PLAN

HQ Opportunity

G

4,737 sq ft / 440.1 sq m

Reception / Bar	01
Meeting (16P)	01
Flexible Room	04
Collaboration Space	02
Workstations	48
Soft Seating	03
Tea-point	01



LG

4,574 sq ft / 424.9 sq m

Meeting Room (10P)	02
Meeting Room (5P)	01
Tea-point & Breakout	01
Soft Seating	06
Touch Down Working	02
Workstations	36
Collaboration area	01
Focus room (2P)	01





Bespoke at Baltic

A curated team of leading specialists brought together to shape every aspect of design, delivery, and identity at Baltic.

Our team is dedicated to delivering a seamless occupier experience from day one. With Bespoke at Baltic, you can step straight into a fully furnished, customised workspace, allowing you to focus entirely on your business.

Our experienced design team partners with you to plan, design, and deliver a branded, high-quality, self-contained office that reflects your identity and supports productivity from day one.

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Project Management | Radcliffes

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Fit Out | Peldon Rose

Kevin Wither — kevin.wither@peldonrose.com

Tia Brooks — tia.brooks@peldonrose.com

Workspace Strategy | HTC

Hannah Batchelor — hannah.batchelor@htc.uk.com





Wellness in Motion



Setting a new standard, the building's generous end-of-journey facilities support workouts, running, and cycling routines with ease.

Designed to rival those of a five-star hotel rather than a traditional office, they feature high-end, membership-club-style showers and changing rooms complete with towel service, elevating the daily commute into a seamless experience.

 60
bike spaces

 60
lockers

 6
showers

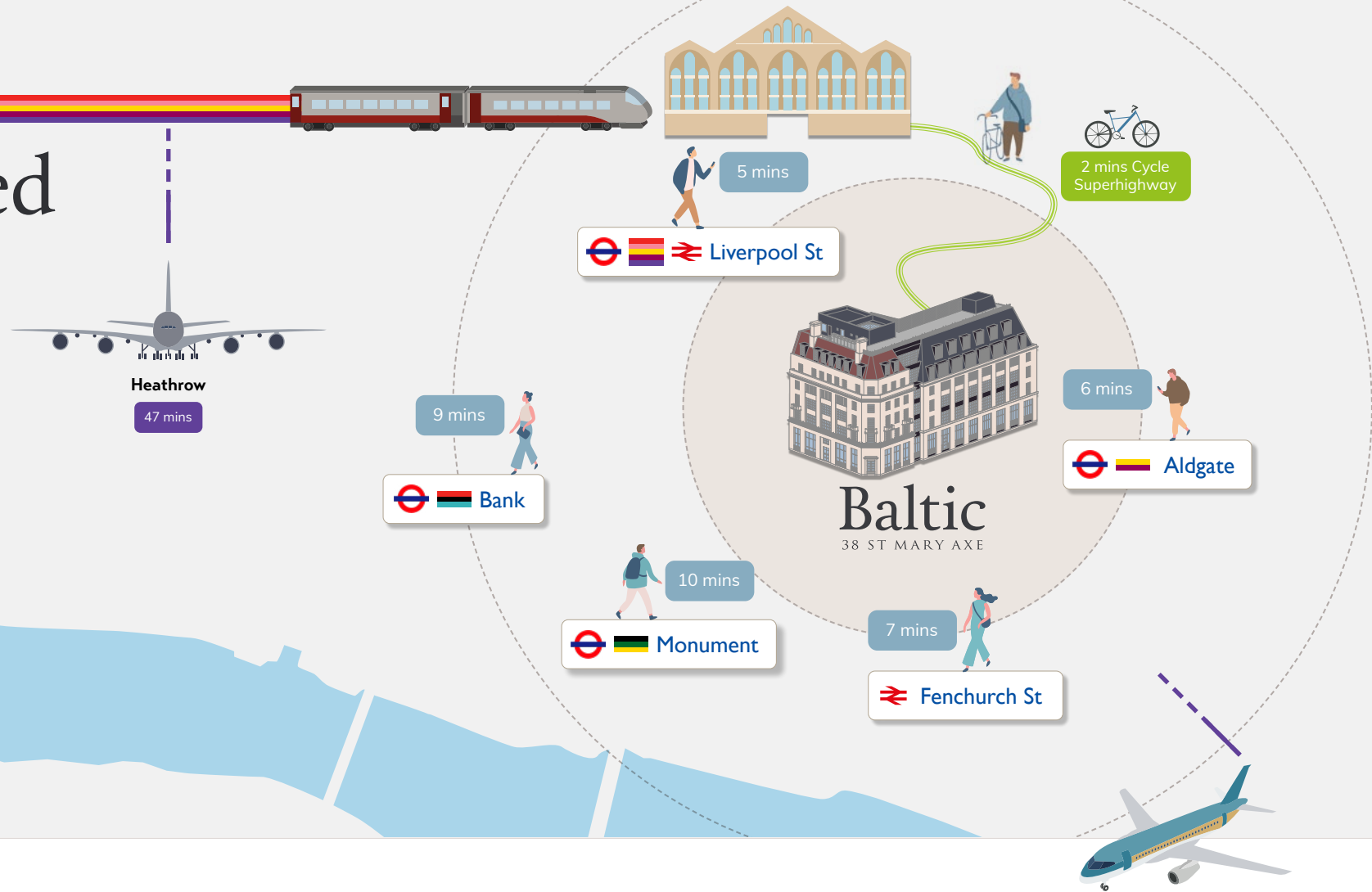


CONNECTED

LOCATION

Hyper Connected

The building is situated a short walk from Liverpool Street Station, boasting immediate access to four major underground lines, Elizabeth Line and National Rail services.



Includes walking times from Baltic *from citymapper



Connectivity & Amenity



2 mins walk from Lloyd's of London



LOCATION

On Your Doorstep



Food & Drink

- 1 Paradise Green
- 2 Watchhouse Coffee
- 3 Notes Coffee
- 4 Fogo de Chão
- 5 Sushi Samba
- 6 Duck & Waffle
- 7 Lucky Cat
- 8 Bob Bob Ricard
- 9 Caravaggio
- 10 Eataly
- 11 Los Mochis
- 12 Yauatcha City
- 13 Ottolenghi
- 14 The Ivy Kitchen
- 15 Blank Street Coffee
- 16 City Social

Culture

- S Sculpture in the City
- 1 The Barbican
- 2 Whitechapel Gallery

Open Space

- 1 Devonshire Square
- 2 Finsbury Circus Gdns
- 3 Gherkin Plaza

Fitness

- 1 Equinox
- 2 iRebel
- 3 Virgin Active
- 4 UNTIL

Iconic Architecture

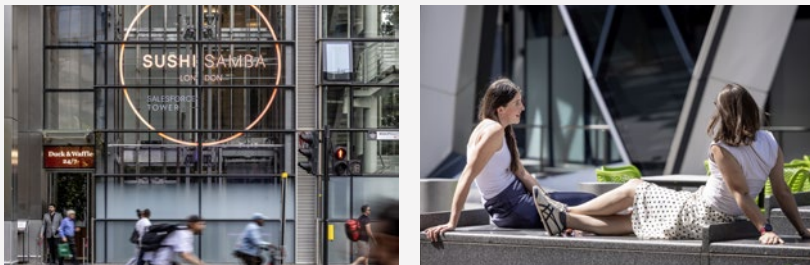
- 1 Leadenhall Bldg
- 2 Lloyds Bldg
- 3 The Gherkin
- 4 70 St Mary Axe
- 5 Tower 42
- 6 Spitalfields Market

Retail & More

- 1 Leadenhall Market
- 2 Spitalfields Market
- 3 Broadgate Circle
- 4 Tower 42 Retail Parade
- 5 Liverpool St Station

LOCATION

Sunrise to Sundown



Immerse yourself in everything this area has to offer, with ample options to meet your daily needs and entertainment desires around the clock.

Whether it's a quick gym session, client lunches, or after-work socialising, this address has it all.







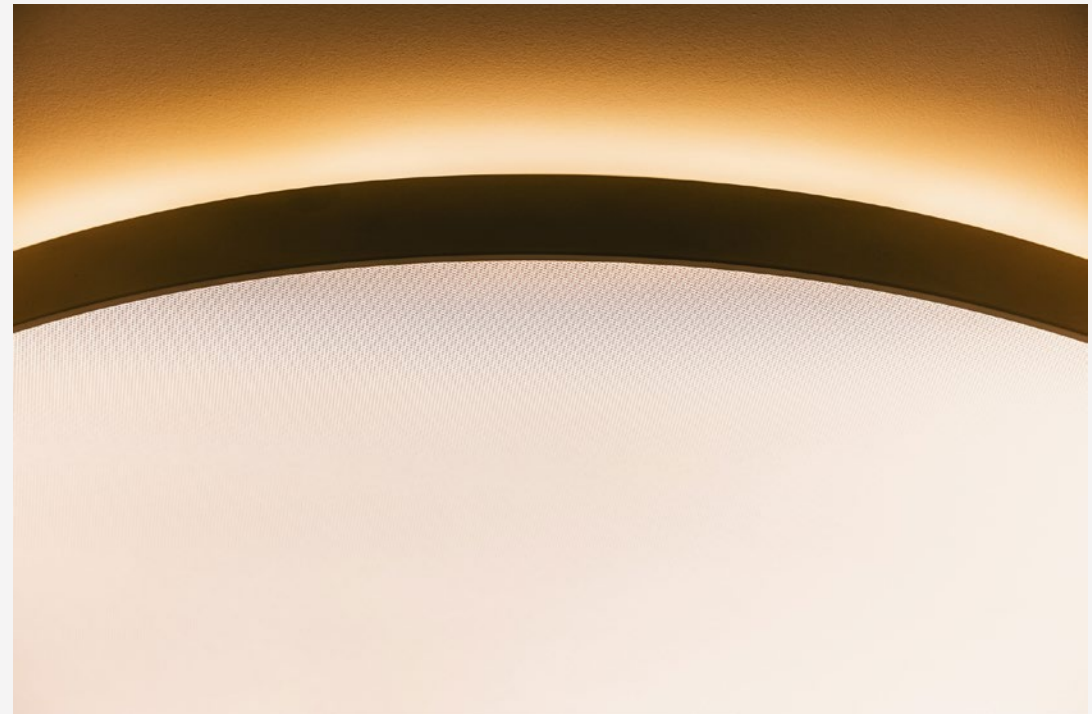
Broadgate Circle and Spitalfields Market, both within a short walk, are brimming with exceptional retail and dining experiences.

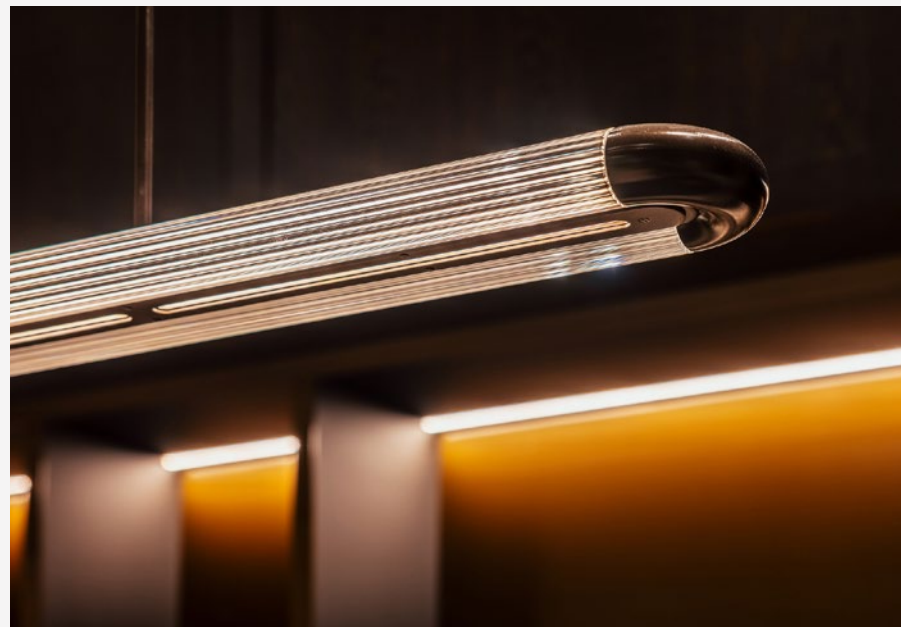


THE DETAILS

Specification

This is more than a workplace—it is a destination where rigorous detailing, timeless elegance, and operational excellence converge to create an unparalleled office experience.





Luxury and hospitality are not simply features, but an intrinsic part of the building's character, shaping an environment that inspires and elevates daily working life.

Preserving an Icon

Steeped in history and architectural distinction, the Baltic is a Grade II listed landmark originally built in 1922 by the renowned architect Sir Edwin Cooper. Celebrated for a style described as “essentially Classical, and sometimes powerfully Baroque,” Cooper brought a sense of grandeur and permanence to the City’s streetscape.



A recipient of the prestigious RIBA Gold Medal, Cooper's legacy includes several notable commissions, among them the original 1928 offices of Lloyd's of London on Leadenhall St.

Today, 38 St Mary Axe stands as a testament to this rich architectural heritage—a building where historic significance and enduring craftsmanship remain central to its identity.



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ARCHITECTURE

Managing Agents:

**Hartnell
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A Development by:

ARGO 
Real Estate Limited



STONE/RE

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