

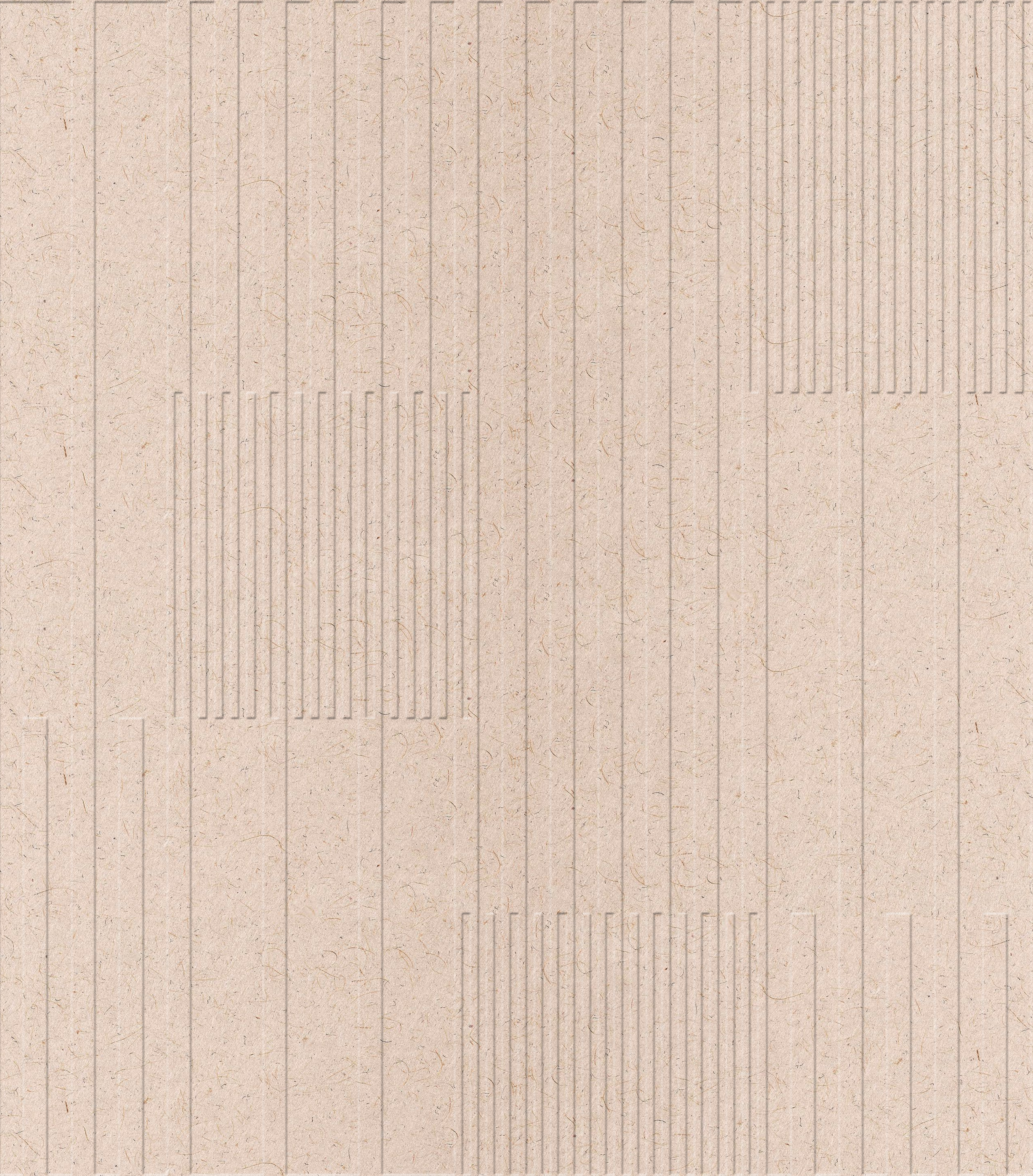
25 BAKER ST. W1

MARYLEBONE MADE

Minutes north of Mayfair, **Marylebone** is an intelligent move for businesses looking for the very best of London to hand. The arrival of **25 Baker St.** brings the quality of space that's highly sought after.

204,437 sq ft of next generation office space, with **31,721 sq ft** remaining.

Practical completion early 2025.



A PLACE LIKE NO OTHER

Summary specification

- ▶ 204,437 sq ft of office space, pre-let to PIMCO, Moelis and Cushman & Wakefield leaving 31,721 sq ft available
- ▶ 27,500 sq ft of new retail space across 20 units, 41 apartments and penthouses
- ▶ 1,614 sq ft of Skyroom amenity space with a 1,615 sq ft communal terrace
- ▶ A new beautifully landscaped pedestrianised public courtyard, providing a very special oasis with fantastic new amenity
- ▶ Striking voluminous reception
- ▶ In-house café facility offering informal collaborative space
- ▶ Generous, flexible floorplates with opportunity to link floors
 - ▷ Completion to CAT A
 - ▷ Acoustic rafts with integrated LED lighting
 - ▷ 300mm raised floor with under floor fresh air and ceiling mounted fan coil units
- ▶ 314 cycle spaces allocated pro-rata
- ▶ 19 showers available
- ▶ 315 lockers allocated pro-rata
- ▶ An Intelligent Building that delivers for the digital future
- ▶ An all-electric and net zero carbon building on completion
- ▶ Targeting on completion:
 - ▷ WiredScore Platinum
 - ▷ BREEAM Outstanding
 - ▷ LEED Gold
 - ▷ EPC Rating 'A'
 - ▷ NABERS UK 4.5



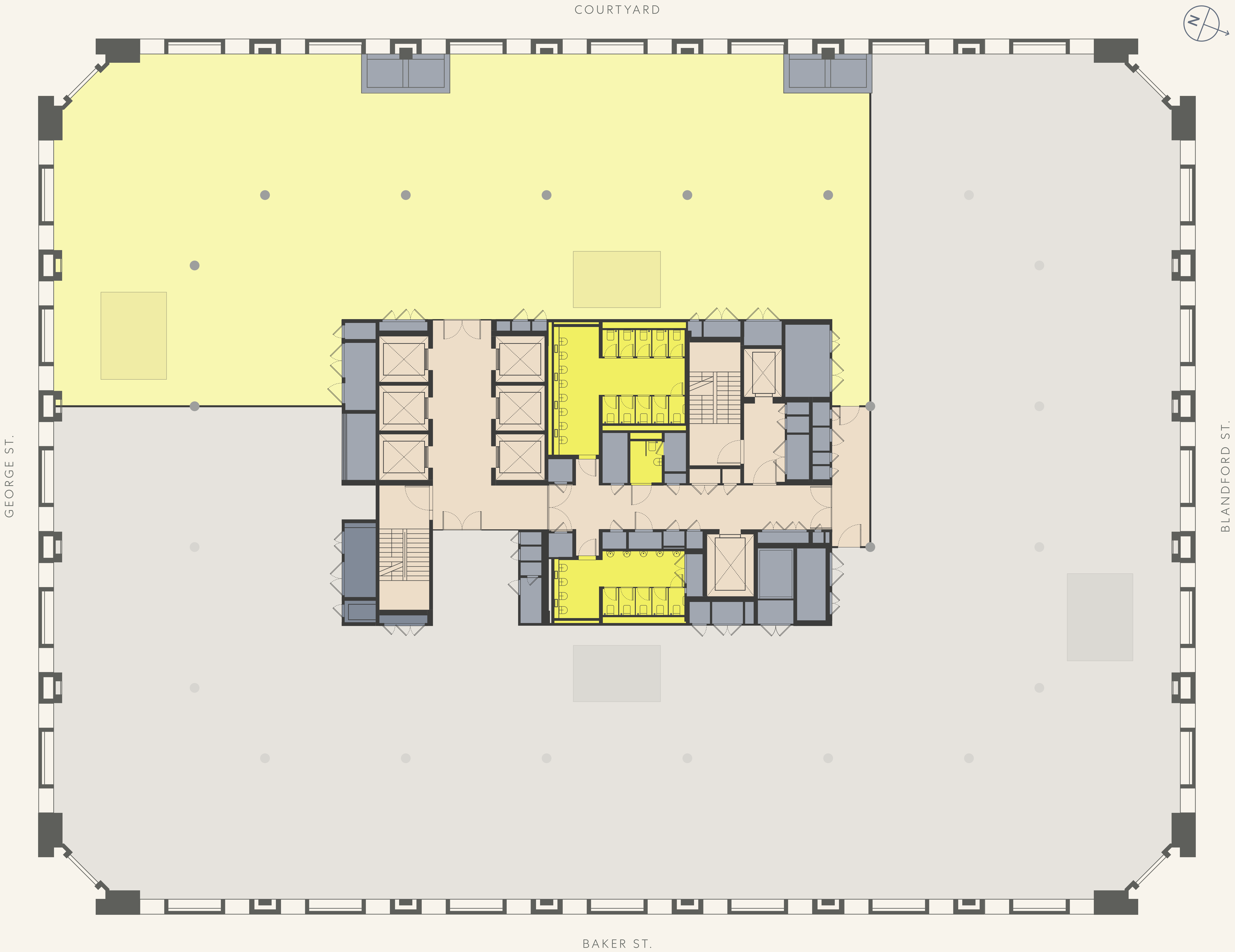
SCHEDULE OF AREAS

FIRST FLOOR

- Office space
- Common areas (stairs / lifts)
- WCs
- Back of house
- Soft spots

FLOOR	sq ft*	sq m*
Second	24,477	2,274
First	7,244	673
TOTAL	31,721	2,947

*Subject to measurement on practical completion.



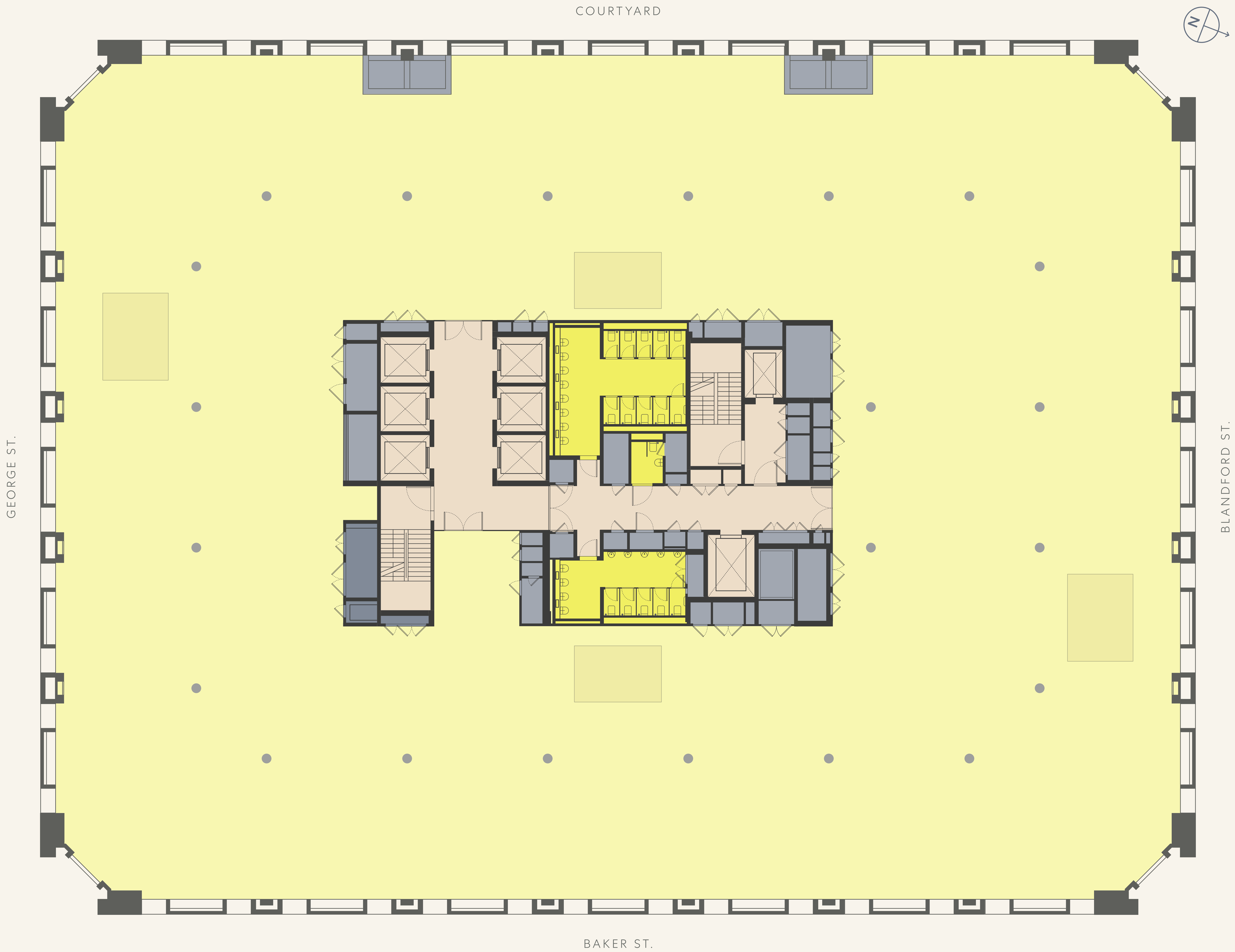
SCHEDULE OF AREAS

SECOND FLOOR

- Office space
- Common areas (stairs / lifts)
- WCs
- Back of house
- Soft spots

FLOOR	sq ft*	sq m*
Second	24,477	2,274
First	7,244	673
TOTAL	31,721	2,947

*Subject to measurement on practical completion.



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Misrepresentation Act
Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Cushman & Wakefield, CBRE and Ashwell London. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation May 2024.

