

Marylebone Office To Let

120 Baker Street, London, W1U 6TU



Summary

Available Size	850 sq ft / 78.97 sq m
Rent	£42.50 per sq ft
Rates Payable	£25.83 per sq ft based on April 2023 valuation
Service Charge	£11.31 per sq ft inc of electricity and AC
EPC	Upon enquiry

Description

The majority of the office space is located on the first floor of the building which benefits from comfort cooling, high ceilings, large windows and period features. A smaller part of the total area is located on the ground floor which has very good natural light and would work well as a private office or meeting room.

There is also a demised WC and tea point.

Location

The property is located on the East side of the street, a short walk from Baker Street tube station (Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines). Marylebone and Paddington National Rail Stations are also a short walk away.

Accommodation

The accommodation comprises of the following

Name	sq ft	Total month	Total year
Unit - 1st and Ground Floor	850	£5,641.17	£67,694
Total	850	£5,641.17	£67,694

Terms

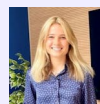
Available by way of a new lease on terms by arrangement.



Phil Frenay

02073992742 | 07818566174

phil@coh.eu



Charlotte Steele

020 7408 1114 | 07503625481

charlotte@coh.eu

CROSSLAND OTTER HUNT

London | 020 7408 1114 | www.coh.eu

