

Crawford Corner

91—93 Baker St

GOODWORK



14,763 ft²

Available Now

Design-led

Fitted & Furnished

crawfordcorner.co.uk



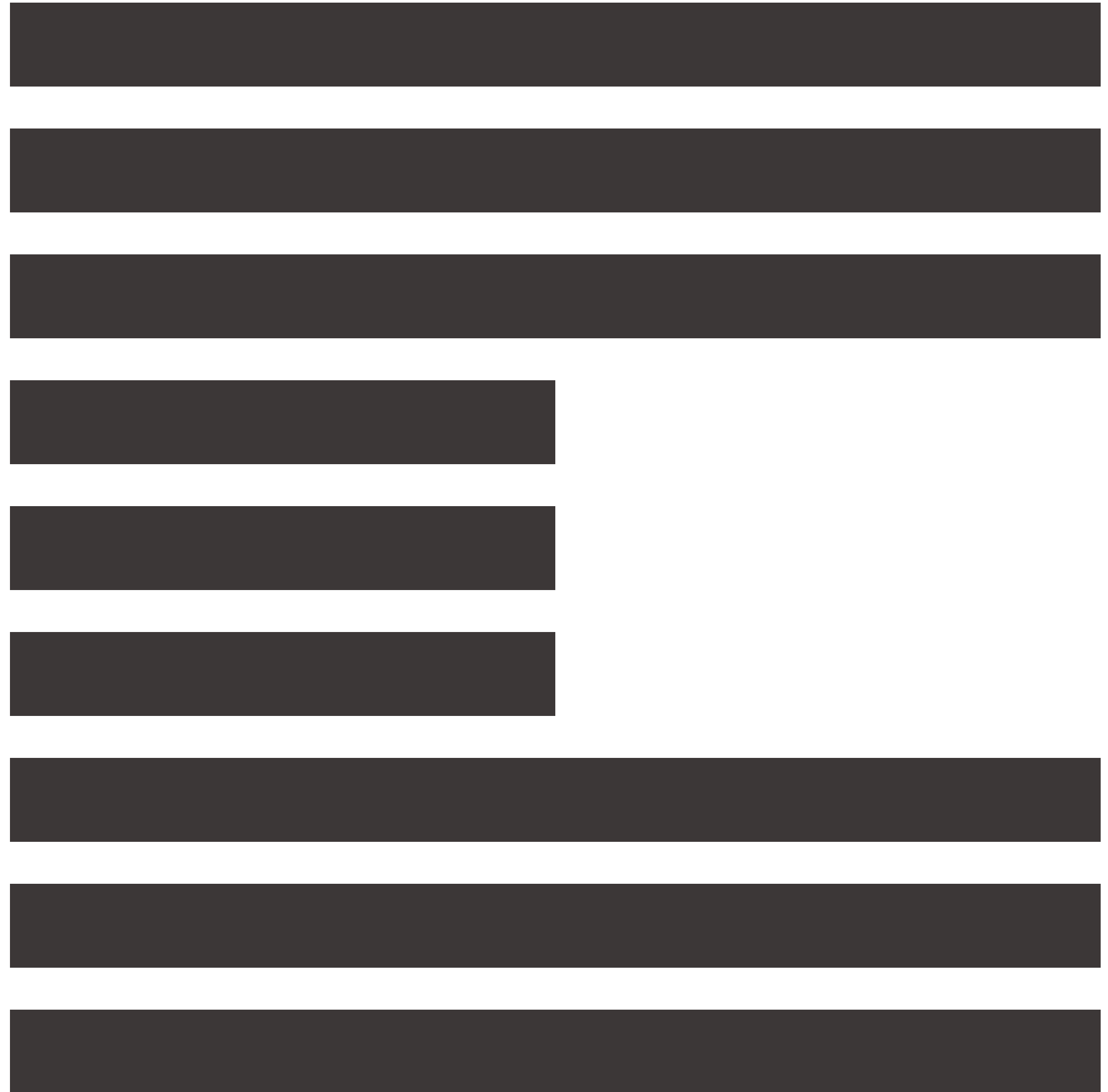
Design-led Fitted & Furnished Space — Available Now



Gerry Rafferty, The Original Apple Store & Crawford Corner.

All Baker Street. You can only rent an office in one.

14,763 sq. ft of design-led, hyper accessible contemporary office space fitted with the finest bespoke furniture alongside unrivalled amenity provision. Set behind a 1970's façade overlooking the iconic Baker Street in the centre of Marylebone, amongst some of London's best shops, restaurants and bars. Crawford Corner — Unique space for tenants who see life from the right angle.



The Space

Meticulously fitted and furnished to embody a bold fusion of modern elegance and 70's design.

Set across 5 floors with an average floor plate of 2,109 sq. ft, Crawford Corner is set up to accommodate tenants of all sizes. Each floor is bathed in natural light, creating a bright and inviting atmosphere. You'll discover designer kitchenettes, carefully selected furniture and views across the West End. No corners have been cut in the pursuit of excellence.

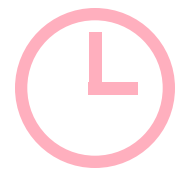


Remaining Availability

Floor	SQFT	SQM
Fifth	1,540	143.07
Fourth	2,269	210.8
Third	2,245	208.57
Second - LET	2,251	209.12
First - LET	2,088	193.98
Reception	2,147	199.46
Lower Ground — Communal Space	2,223	206.52
Total	14,763	1,371.52



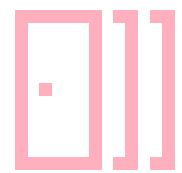
Key Features



24-hour Access



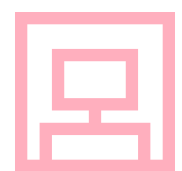
Secure Lockers, Bicycle Racks & Servicing Station



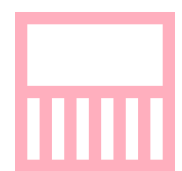
Communal Meeting Rooms



Fully Fitted Kitchenette



Video Call Booths



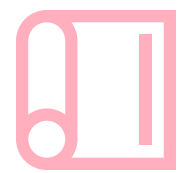
Wrap-Around Roof Terrace



Staffed Reception



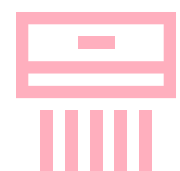
Luxury Showers



Fitted Yoga Studio & Event Space



Design-Led Furniture



Air Conditioning Throughout



Lower Ground — Communal Space

Crawford Corner features unrivalled amenity space, designed intentionally to meet the needs of modern businesses and the evolving working hybrid working patterns. It's the ultimately utility and it's free to access for all tenants.

The lower ground floor features as follows;

- 1 12-Person Boardroom
- 1 8-Person Meeting Room
- 1 6-Person Meeting Room
- 1 Yoga & Event
- Flexible Co-Working Space & Lounge Area
- Fully fitted & stocked Kitchenette & Tea Point

All meeting rooms are video call & presentation enabled, via Yealink connectivity. The space is Wi-Fi enabled and ready to go.

The entire space is free to access and for the sole use of tenants (and their visitors). The meeting rooms are available on a first come first served basis and can be booked via the receptionist.

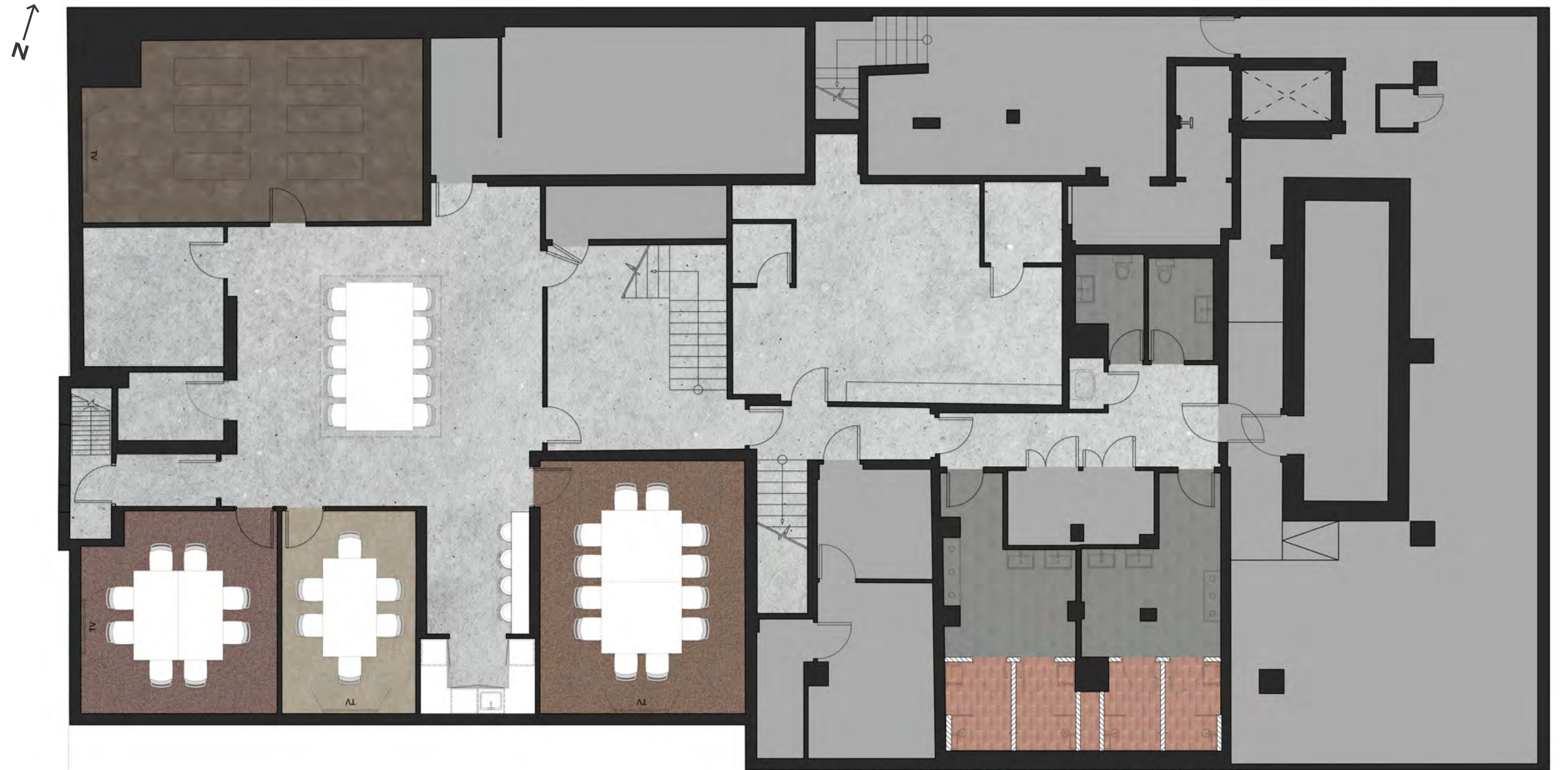


Size
2,223 sq ft / 206.52 sqm

What's Included

- 2 WC's
- 2 Male Showers
- 2 Female Showers
- 1 12-Person Boardroom
- 1 8-Person Meeting Room
- 1 6-Person Meeting Room
- 1 Bench Seating (Existing)
- 1 Yoga/Event Room
- 1 Teapoint

Communal meeting and co-working space for the exclusive use of Crawford Corner tenants



Crawford Street

Baker Street

The feature reception space at Crawford Corner has been designed purposefully to create an impactful first impression. The space is made up with vintage and designer furniture alongside curated art, manicured plant & fresh flowers.

Our reception team is on hand to help with all aspects of the building from welcoming visitors to handling deliveries and parcels.

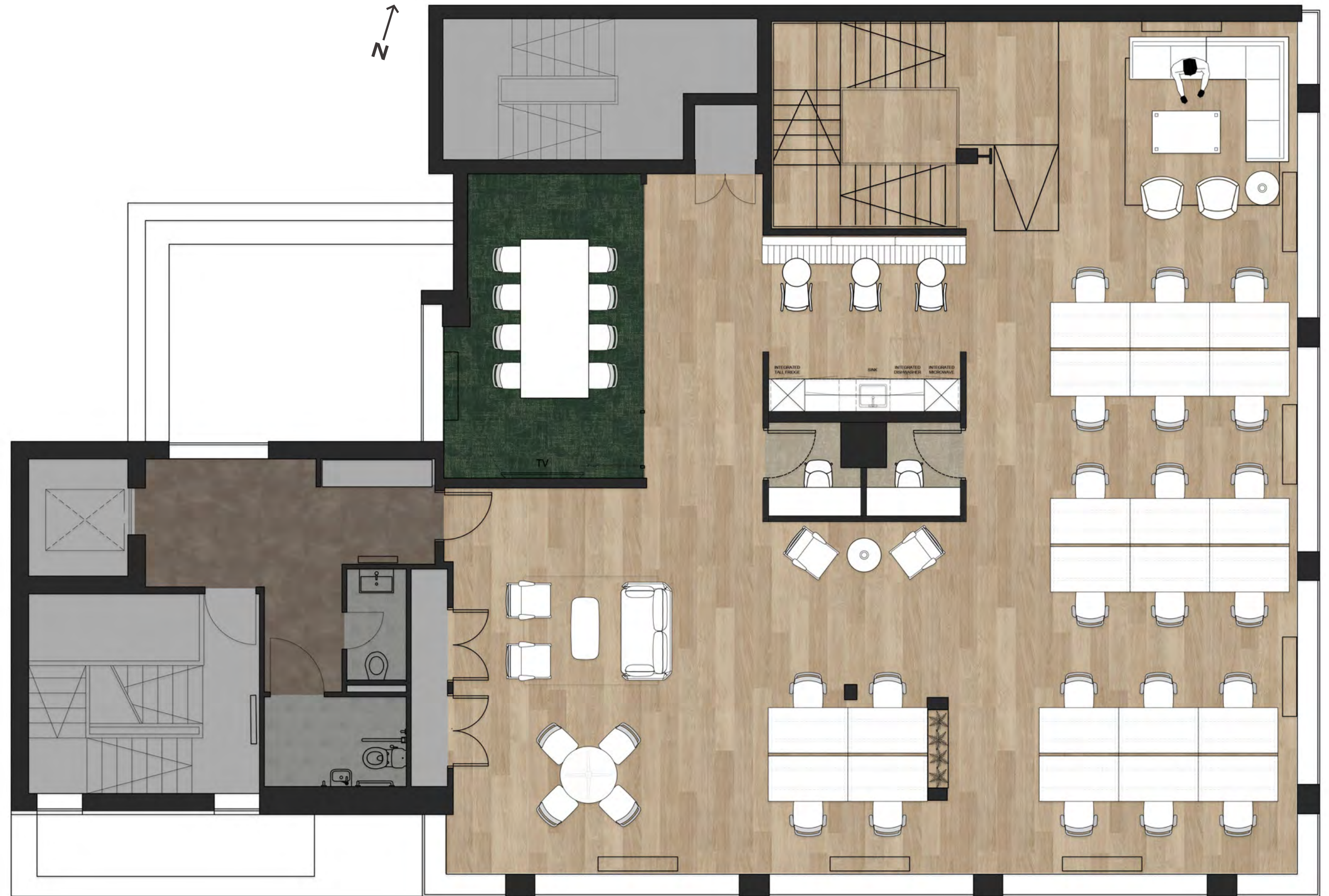


Size

2,088 sq ft / 193.98 sqm

What's Included

- 1 Welcome Lounge
- 1 Breakout Lounge
- 1 6-Person Meeting Room
- 22 Fixed Desks (1400mm)
- 3 Breakout Tables
- 10 Hot Desk Positions
- 1 Collaboration Table
- 1 Teapoint



Crawford Street

Baker Street



Size

2,251 sq ft / 209.12 sqm

What's Included

- 1 Banquette Seating
- 1 Breakout Lounge
- 2 4-Person Meeting Room
- 24 Fixed Desks (1400mm)
- 1 Collaboration Table
- 2 Phone Booth



Crawford Street

Baker Street



Third Floor

Size

2,245 sq ft / 208.57 sqm

What's Included

- 1 Bench Seating
- 1 Breakout Table
- 1 Breakout Soft Seating
- 1 8-Person Meeting Room
- 1 4-Person Meeting Room
- 24 Fixed Desks (1400mm)
- 2 Phone Booth



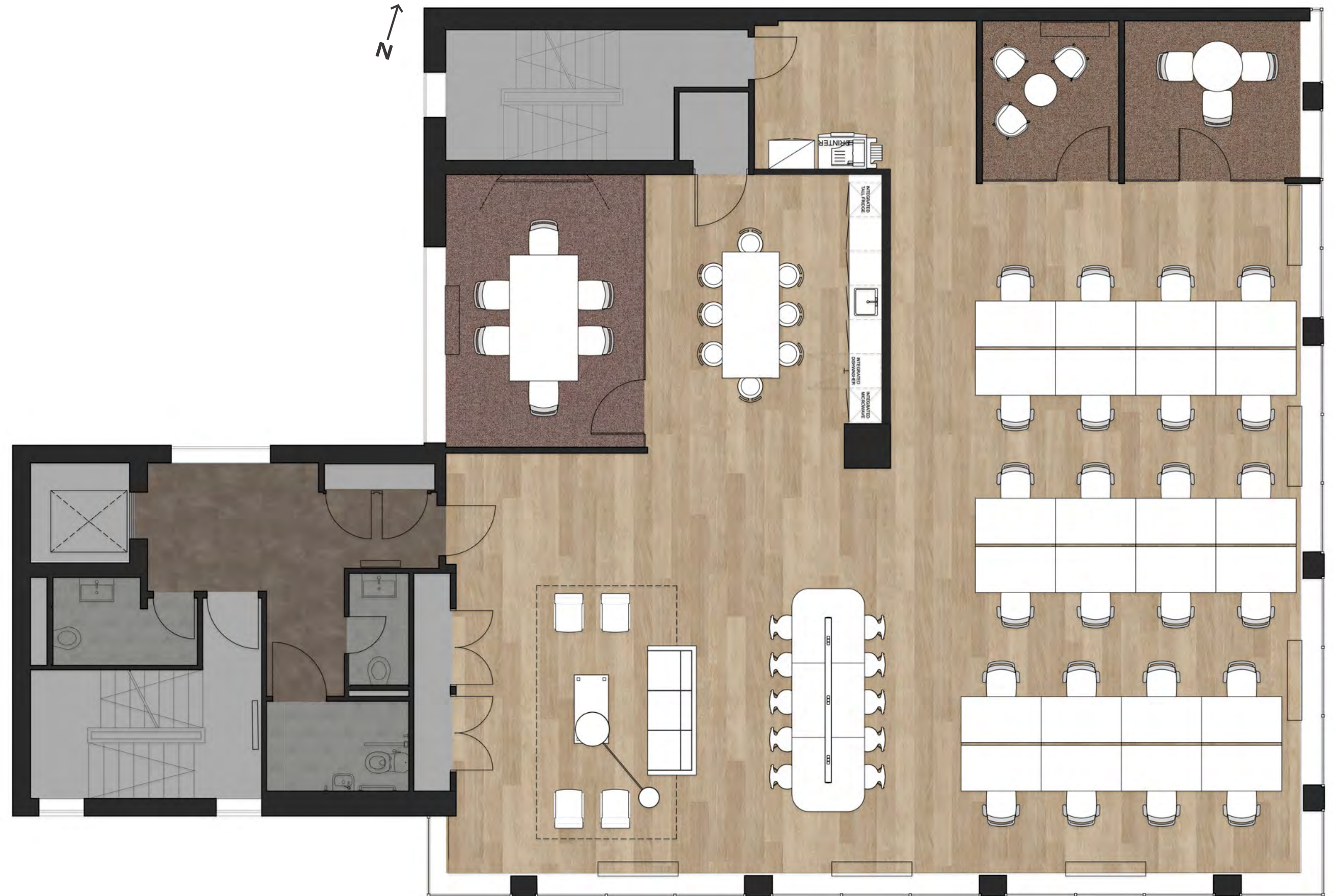
Crawford Street

Baker Street



Size
2,269 sq ft / 210.8 sqm

- What's Included**
- 1 Welcome Lounge
 - 2 Breakout Table
 - 1 6-Person Meeting Room
 - 1 3-Person Meeting Room
 - 1 3-Person Informal Meeting
 - 24 Fixed Desks (1400mm)
 - 1 Teapoint



Crawford Street

Baker Street



Size

1,540 sq ft / 143.07 sqm

What's Included

- 1 Soft Seating
- 1 8-Person Meeting Room
- 2 Collaboration/Breakout Tables
- 1 Breakout Lounge
- 18 Fixed Desks (1400mm)
- 1 Teapoint



Crawford Street

Baker Street

We have partnered with a handpicked selection of suppliers and service providers to create some unique features at Crawford Corner.

ripple⁺ home

We have teamed with Ripple⁺ home to provide scent for Crawford Corner.

Ripple⁺ home is an innovative UK brand, providing aroma incense droplets crafted with an organic and sustainable approach. With a modern and powerful twist to aromatherapy, the droplet range is tailored to elevate any space, infusing it with beautiful and uplifting scents.

Austin Austin

All bathrooms and showers at Crawford Corner are stocked with Austin Austin products.

Austin Austin is a Norfolk based daughter, father business making high quality, artisanal, organic, vegan bathroom products that are free from GM ingredients, SLS, silicones, parabens, mineral oils, artificial oils, artificial colour and fragrances. The products packaging is designed with artists to be recyclable.



Telcom have installed a fibre backbone system throughout Crawford Corner meaning all floors are internet enabled and ready to go (subject to sign up).

Telcom provide dedicated internet lines for tenants offering symmetrical speeds, flexible contracts and 24/4 hour support. As our backbone provider the fibre is already in the building and linked to a dedicated data cabinet. This means, no way leave agreements, no lawyers fees and no hassle. Just sign up and plug in.

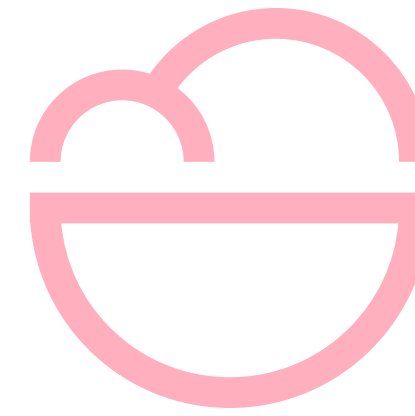
In addition to the world class facilities and communal space, tenants at Crawford Corner can take advantage of a range of bespoke services.

We've teamed up with REDEFINED to give tenants a full service option. From Oat Milk to WiFi REDEFINED are seamlessly integrated into the operations and on hand to take away the hassle.

Additional services are available by separate negotiation.



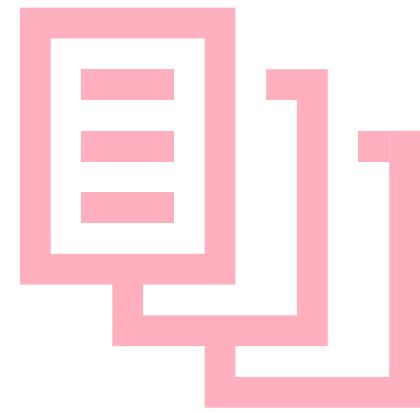
Internet & Connectivity



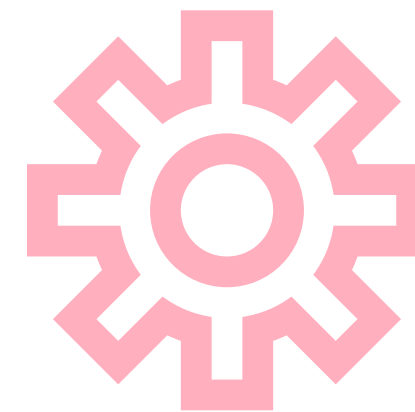
Seasonal Fruit & Snacks



Cleaning & On Floor Maintenance



Simplified Billing



Facilities Management & IT Maintenance + Troubleshooting



Coffee, Tea & Soft Drinks

The Area

**Situated in the heart of
Marylebone at the intersection of
Baker Street and Crawford Street.**

**Prestigious Corner.
Prestigious Neighbourhood.**

Crawford Corner is set amongst some of the best restaurants, bars and shops in London. Nestled between town houses, farmers markets and high-end boutiques there is nowhere like Marylebone.

Unrivalled transport connections with access to all major Underground lines and train stations means you're never far away from anywhere or anyone.





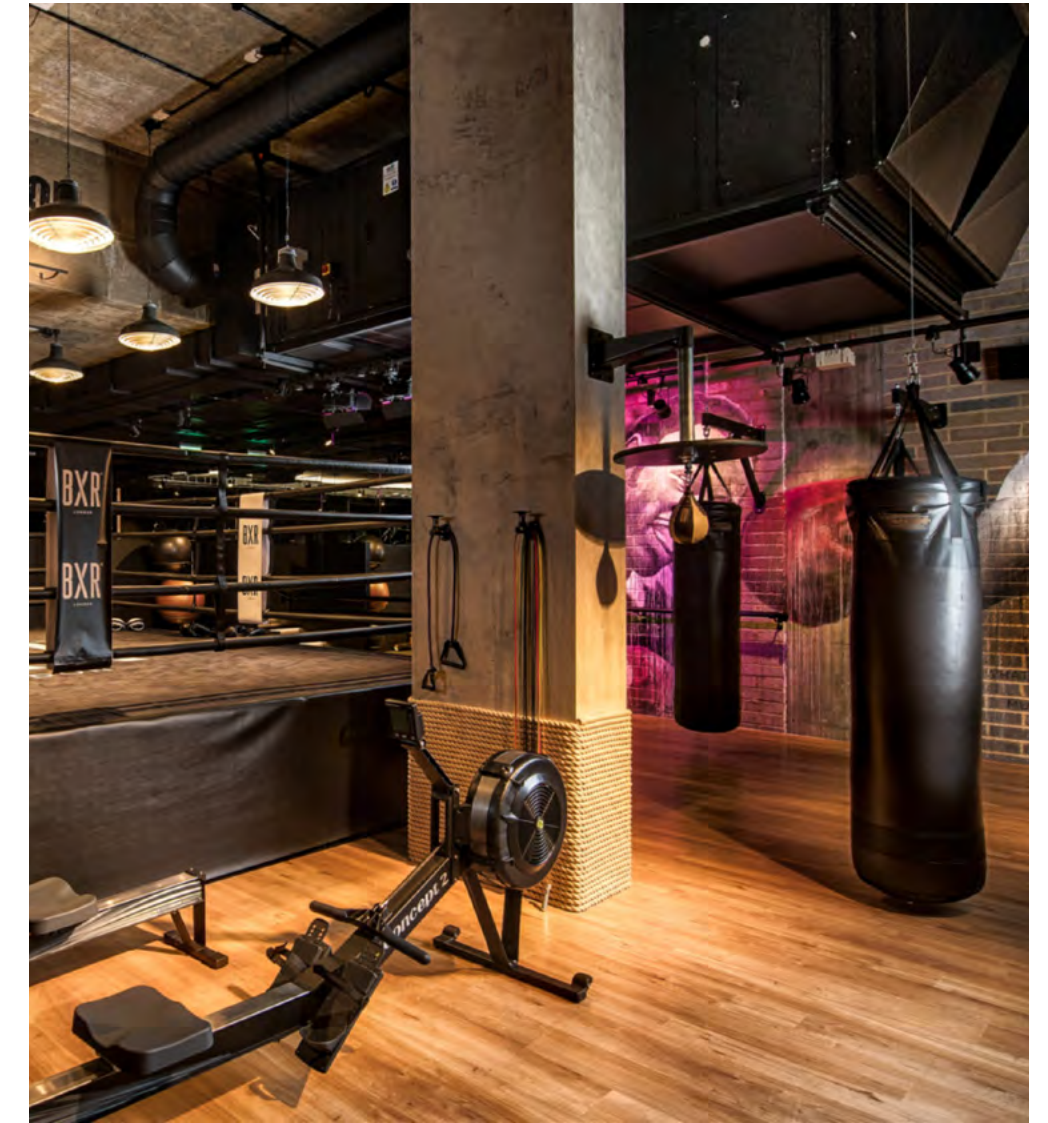
Chiltern Firehouse
A luxury boutique hotel and restaurant known for its exclusive ambiance, historical charm, celebrity clientele, gourmet dining and chic decor.



The Monocle Café
A cosy spot known for its international magazines, minimalist design and matcha lattes.



Boxcar
A farm inspired menu in a characterful restaurant set around a feature charcoal grill.



BXR
A high end gym like no other, catering to your inner Mike Tyson. Featuring state of the art equipment and expert trainers.



The Team

GOODWORK

At Good Work we're unashamedly dreamers. We endeavour to create places that are as limitless and regenerative in potential as the people that use them. We work hard to deliver engaging spaces that foster ambition, creativity and equality with empathy and responsibility. We specialise in creating unconventional, non-conformist, enriching spaces for unconventional, non-conformist people.

Design

Whitepaper

Branding & Marketing

Here Comes Tomorrow

Development

Good Work



Crawford Corner

91—93 Baker St

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Sammy Kingston
sammy@kontor.com
07824 828 752

Sam Davis
sam.davis@kontor.com
07403 226 453

Andrew Gibson
andrew@kontor.com
07866 602 381

Sean Cunningham
scunningham@edwardcharles.co.uk
07827 985 858

Ollie Mitchell
omitchell@edwardcharles.co.uk
07769 310 206

Craig Norton
cnorton@edwardcharles.co.uk
07818 424 764