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 | $\$11.31\ \text{per}\ \text{sq}\ \text{ft}\ \text{inc}\ \text{of}\ \text{electricity}\ \text{and}\ \text{AC}$ | | |
| 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

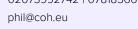
| Name | sq ft | Total month | Total year |
|--------------------------------|-------|-------------|------------|
| Unit - 1st and Ground Floor | 850 | £5,641.17 | £67,694 |
| Total | 850 | £5,641.17 | £67,694 |

Terms

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



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