



5 5

Baker Street

L O N D O N W 1

FROM 5,000 SQ FT UP TO 32,000 SQ FT OF FITTED AND FURNISHED OFFICE SPACE IN MARYLEBONE



A Landmark West End Building



Fully fitted
and furnished



Fan coil A/C



Ceiling heights
2.7m



On floor M/F shower/
changing rooms/
towel service



On floor gym



Central Atrium



Expansive building
reception with
commissionaire.

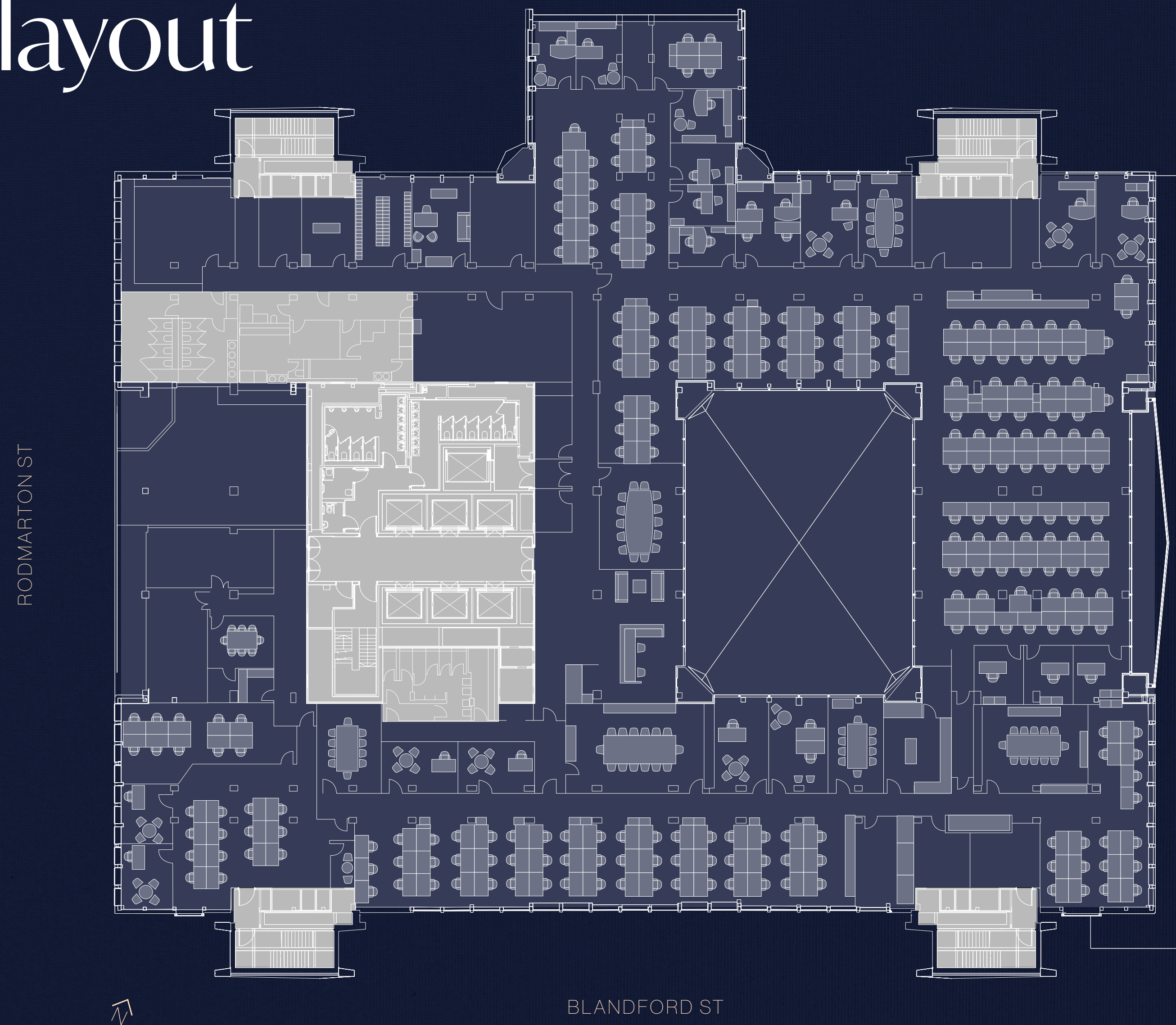


23 secure covered
bike racks

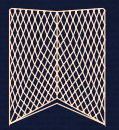


1st floor current layout

32,429 SQ FT / 3012.7 SQ M
LEASING FROM 5,000 SQ FT

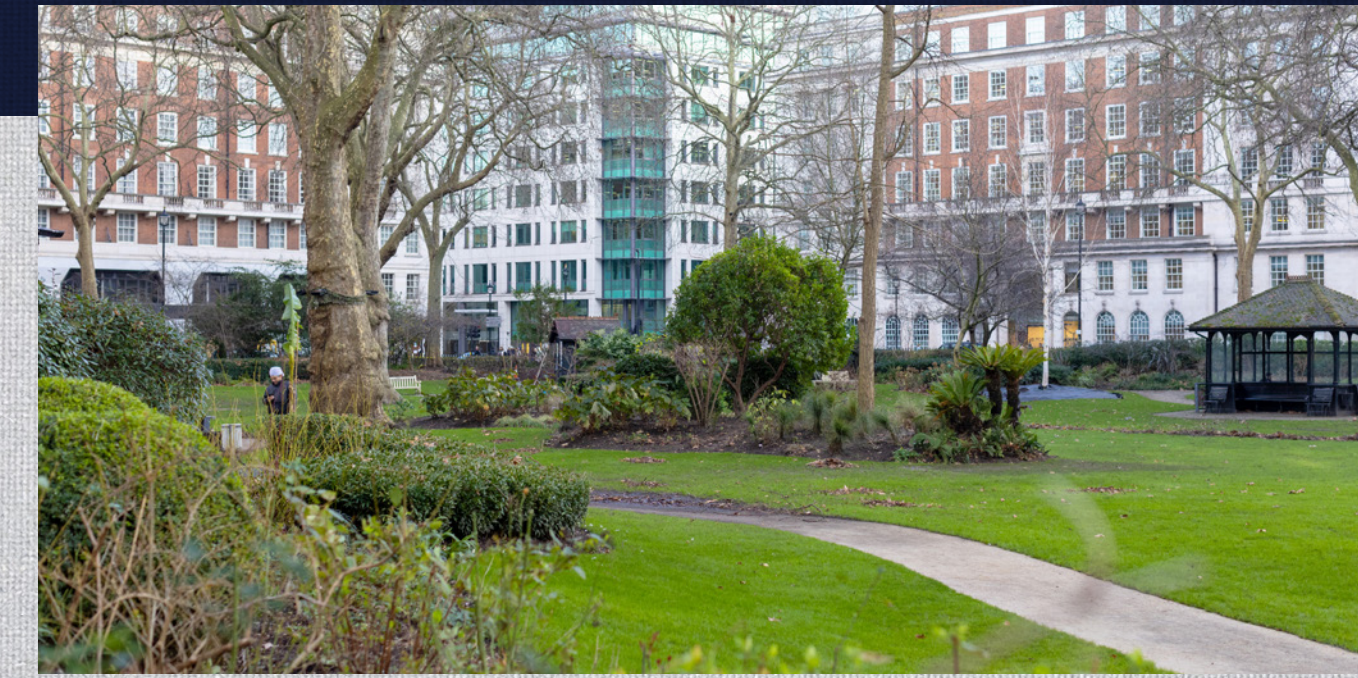


- 1 x Reception area
- 226 x Workstations
- 9 x Private offices
- 1 x Atrium
- 5 x Meeting rooms
- 2 x Teapoints
- 1 x Fully fitted kitchen





Discover the West End



Occupiers

1. Chiltern Firehouse
2. Nobu Hotel
3. The Mandeville Hotel
4. The Marylebone
5. BXR Gym
6. KOBOX
7. Third Space
8. Fitness First
9. Everyman Cinema

Food

10. Joe and the Juice
11. Gail's Bakery
12. The Ivy Asia
13. Wulf & Lamb
14. Granger and Co
15. Clarette
16. Hoppers
17. Ottolenghi
18. Lurra
19. Trishna
20. PAUL
21. Carlotta

Drink

22. The Monocle Café
23. Soho Coffee Co
24. WatchHouse

Excellent connectivity



BAKER STREET



BOND STREET



KINGS CROSS ST PANCRAS



PADDINGTON



HEATHROW AIRPORT

- Bakerloo
- Circle
- Hammersmith & City
- Metropolitan
- District
- Jubilee
- National Rail
- Northern
- Victoria
- Elizabeth
- Central
- Piccadilly

Terms

Available via an assignment or sub lease on a term till June 2028. Alternatively a new lease may be available from the landlord, details on request.

Contacts



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