

# Baker Street

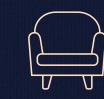
LONDON W 1



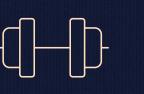
## A Landmark West End Building







Fully fitted and furnished



On floor gym



Fan coil A/C



Central Atrium



Ceiling heights 2.7m



Expansive building reception with commissionaire.

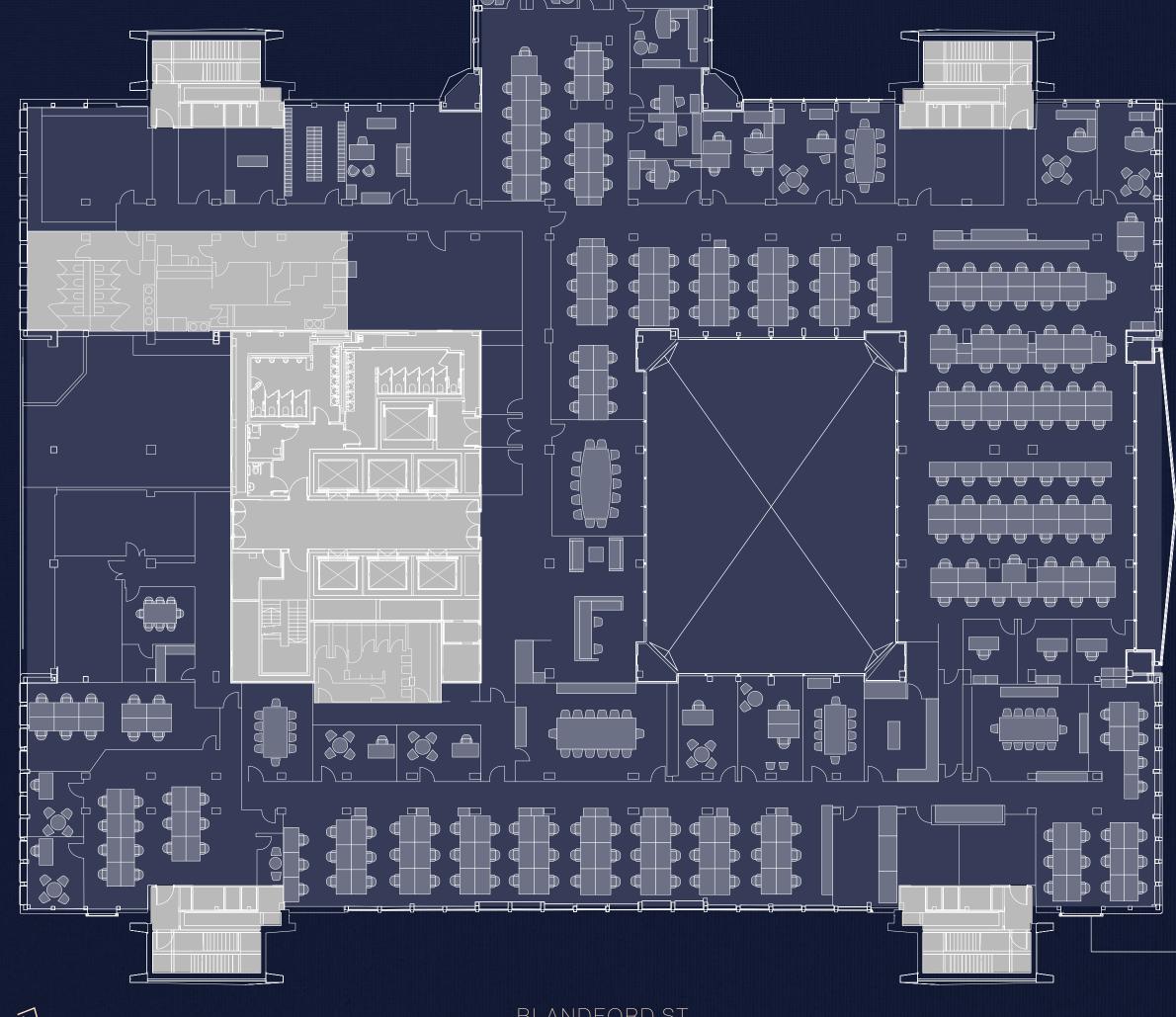


On floor M/F shower/ changing rooms/ towel service



23 secure covered bike racks

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 ×	Fully fitted kitcher

BLANDFORD ST











### PARK SQUARE Regent's Park Baker Street Edgware Road O MAR Paddington

Oxford Circus

Excellent connectivity



Discover the West End











#### Occupiers

- Chiltern Firehouse
- 2. Nobu Hotel
- 3. The Mandeville Hotel
- 4. The Marylebone
- 5. BXR Gym
- 6. KOBOX

Lancaster

Gate

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- 7. Third Space
- 8. Fitness First

### Food

#### 10. Joe and the Juice

HYDE PARK

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

#### Drink

Marble Arch

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

# MINS

BAKER STREET



BOND STREET



KINGS CROSS ST PANCRAS





PADDINGTON





HEATHROW AIRPORT



District ≥ National Rail

Bakerloo

Hammersmith & City

Circle

Metropolitan

- Northern Victoria
- Elizabeth

### 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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