

TO LET - OFFICE

55 BAKER STREET

W1U 8EW



Key Highlights

- 5,620 to 32,429 sq ft
- Flexible lease terms
- On floor gym
- Fan coil A/C
- Fully fitted
- On floor showers & lockers
- Commissionaire
- 2.7m ceiling height

SAVILLS West End
33 Margaret Street
London W1G 0JD
020 7499 8644
savills.co.uk



Description

The 1st floor is available via sublease comprising a fully fitted and furnished unit with its very own on floor showers, lockers and gym facilities. The lease expires in June 2028 and is inside the act. We are considering all occupiers from 5,000sqft. There is also the opportunity to lease up to 47,000 sq ft by combining the 15,000 sq ft available direct from the landlord on the 2nd floor.

Location

Situated on the west side of Baker Street, the building benefits from being a short walk from Baker Street, Bond Street, Marble Arch, Edgware and Oxford Circus underground stations plus Marylebone train station.

Accommodation

The accommodation comprises the following areas:

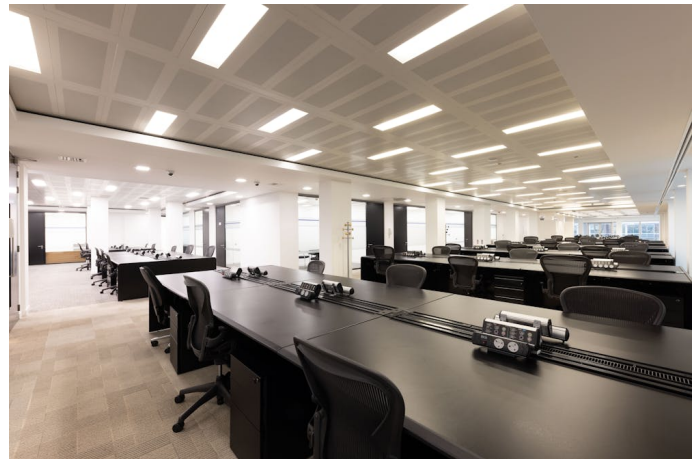
Name	sq ft	sq m	Availability
1st - Fully fitted	32,429	3,012.75	Available
Total	32,429	3,012.75	

Specification

Rent: £49.50 per sq ft

Business rates: £32.00 per sq ft

Service charge: £17.50 per sq ft



Contact

Brian Allen

07972 000 215

bmallen@savills.com

Nikki Stoughton-Harris

07815 032103

nikki.stoughtonharris@savills.com

Stuart Brown

+442073308674

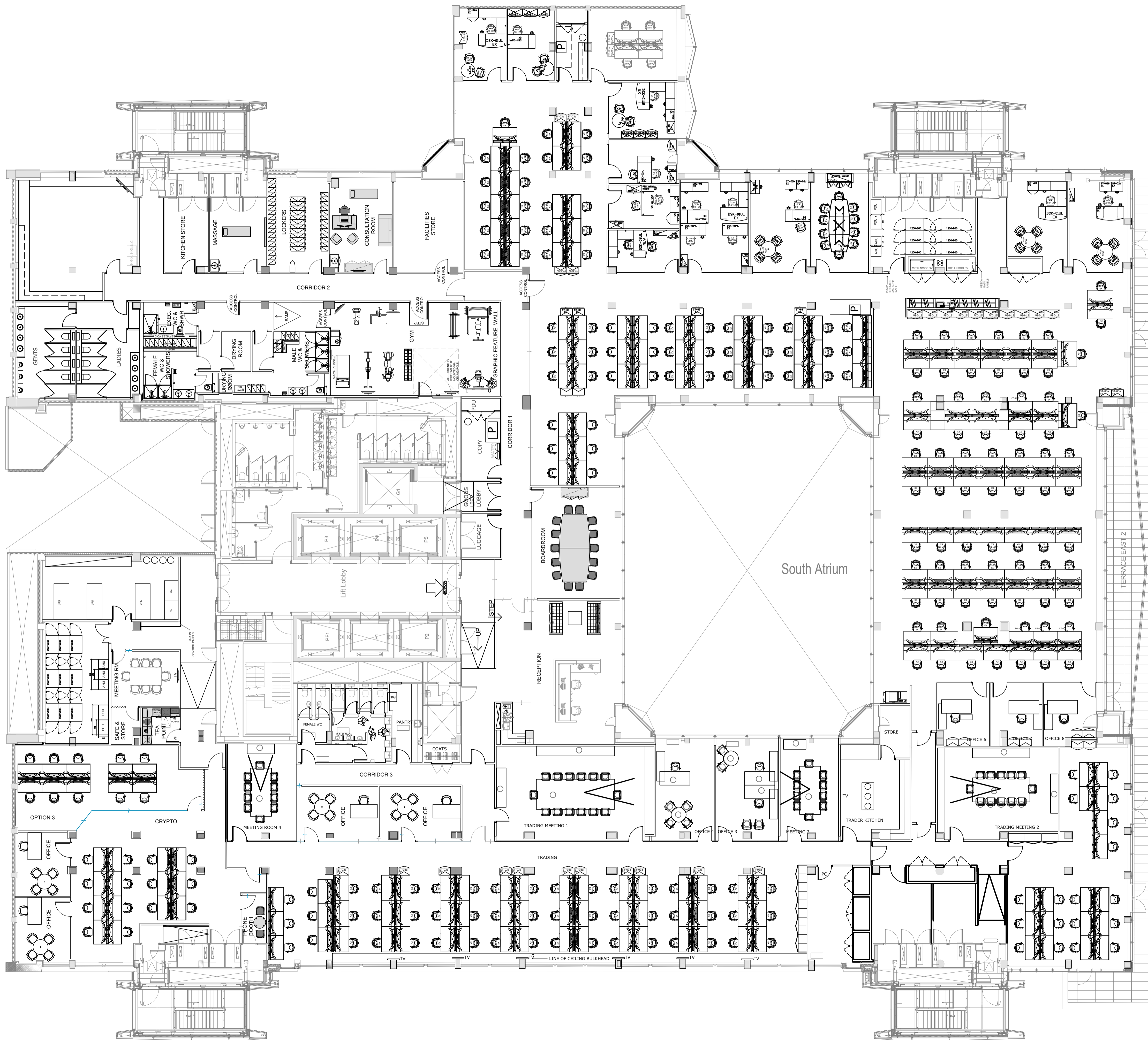
+447866203454

stuart.brown@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 28/05/2024

This drawing is the property of Woodalls Design LLP and may not be copied or reproduced without consent. All dimensions must be checked on site before commencing work. No dimensions to be scaled from drawing. Woodalls Design LLP asserts full Intellectual Property Rights in connection with designs, layouts and information contained within this drawing. Rights are transferred to the named client only upon receipt of full agreed payment in connection with services provided.



Revision	Description	Date	By	Ckd
----------	-------------	------	----	-----

As Built

Project No: 00000	Date:
----------------------	-------

Client: Brevan Howard

Project Address: 55 Baker Street London W1U 8EW

Drawing Title: General Arrangement

Drawn: AS	Scale: NTS
--------------	---------------

Checked: AA	Date Created: 12.04.2019
----------------	-----------------------------

Woodalls Victoria House
1-3 College Hill
London EC4R 2RA
+44 (0)20 7489 7669

Project Name	Floor	Series	Stage	Revision
BRVH	01	010	AB	