

ECONOMICAL OFFICE FLOOR TO LET



1 Baker Street, London W1
Up to 8,653 SQ FT
Entire 1st Floor To Let

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Location:

The Premises stand on the West side of Baker Street at the junction of Portman Square. The property offers good transport links and is walking distance of Baker Street, Marble Arch and Bond Street Underground Stations.

Accommodation:

The suite comprises 8,653 sq ft of self contained 1st floor office space benefiting from its own entrance and good natural light and is currently fitted as multiple meeting rooms/offices and large open plan office areas. The space also enjoys 2 fitted kitchens and is fully cabled.

Amenities:

- | | |
|---------------------------|------------------------------|
| ➤ Own Entrance | ➤ Air conditioned |
| ➤ Self Contained | ➤ Good Ceiling Height |
| ➤ Excellent Natural Light | ➤ Male & Female WC |
| ➤ Telephone Entry | ➤ Raised Floor |
| ➤ 24 Hour Access | ➤ 2 Kitchens/Break Out Areas |
| ➤ Fully Alarmed | ➤ Fully Cabled |
| ➤ 3 Car Parking Spaces | |

Lease:

An assignment of the existing lease or new sub-lease is available expiring in August 2014.
A reversionary lease is also available direct from the Landlord until 2021 on terms to be agreed.

Rent:

£25.00 per sq ft exclusive

Rates:

To be confirmed

Service Charge:

£1.06 per sq ft

Legal Costs:

Each party to bear their own legal costs.

Possession:

Immediate.

Viewing:

Strictly by appointment through sole agents.

Subject to Contract

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