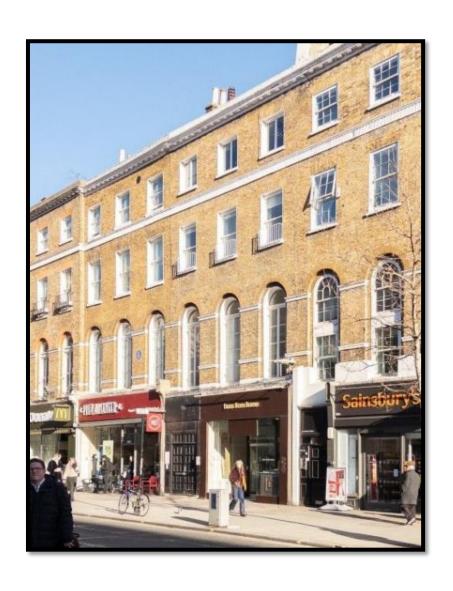




Preliminary details

To be refurbished

TO LET BRIGHT OFFICE FLOOR



118 BAKER STREET, MARYLEBONE, W1

795 sq ft/74 sq m

LOCATION This attractive building is located on the east side of Baker Street, two

minutes' walk from Baker Street Station (Bakerloo, Jubilee,

Metropolitan, Circle and Hammersmith & City Lines).

The local area provides an excellent selection of bars, cafes,

restaurants and shops.

ACCOMMODATION The third-floor office suite comprises bright office accommodation,

with plaster ceilings and exposed beams, configured as two open plan areas together with a kitchenette and separate male and female WCs.

THIRD FLOOR 795 sq ft

AMENITIES The property benefits from the following amenities:

* Plaster ceilings and exposed beams

* Kitchenette * Demised WCs * Great natural light

* Comfort cooling (not tested)

* Video entry phone

LEASE New lease on terms by arrangement

RENT £49.00 per sq ft exclusive

RATES RV £25,250, rates payable £13,790.00 per annum i.e. £17.35 per sq ft

although interested parties should make their own enquiries.

SERVICE CHARGE £7.50 per sq ft estimated

LEGAL COSTS Each party to be responsible for their own legal costs.

VIEWING By appointment through joint sole agents

Daniel Isaacs Jason Borrows
Wiltshire Daniels Wigmore Commercial
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