

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**Preliminary details**

**To be refurbished**

**TO LET**

**BRIGHT OFFICE FLOOR**



**118 BAKER STREET, MARYLEBONE, W1**

**795 sq ft/74 sq m**

|                       |   |  |
|-----------------------|---|--|
| <b>LOCATION</b>       | <p>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 &amp; City Lines).</p> <p>The local area provides an excellent selection of bars, cafes, restaurants and shops.</p>   |  |
| <b>ACCOMMODATION</b>  | <p>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.</p>   |  |
|                       | <b>THIRD FLOOR</b>  | <b>795 sq ft</b>   |
| <b>AMENITIES</b>      | <p>The property benefits from the following amenities:</p> <ul style="list-style-type: none"> <li>* Plaster ceilings and exposed beams</li> <li>* Kitchenette</li> <li>* Demised WCs</li> <li>* Great natural light</li> <li>* Comfort cooling (not tested)</li> <li>* Video entry phone</li> </ul> |  |
| <b>LEASE</b>          | New lease on terms by arrangement   |  |
| <b>RENT</b>           | £49.00 per sq ft exclusive  |  |
| <b>RATES</b>          | 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.   |  |
| <b>SERVICE CHARGE</b> | £7.50 per sq ft estimated   |  |
| <b>LEGAL COSTS</b>    | Each party to be responsible for their own legal costs.   |  |
| <b>VIEWING</b>        | By appointment through joint sole agents  |  |
|                       | <p>Daniel Isaacs<br/>Wiltshire Daniels<br/>020 7529 5559<br/><a href="mailto:dbi@wiltshiredaniels.com">dbi@wiltshiredaniels.com</a></p>   | <p>Jason Borrows<br/>Wigmore Commercial<br/>020 7636 6369<br/><a href="mailto:jason@wigmorecommercial.com">jason@wigmorecommercial.com</a></p> |

