

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**Preliminary details**

**118 BAKER STREET, MARYLEBONE, W1**

**OFFICE FLOORS TO LET**

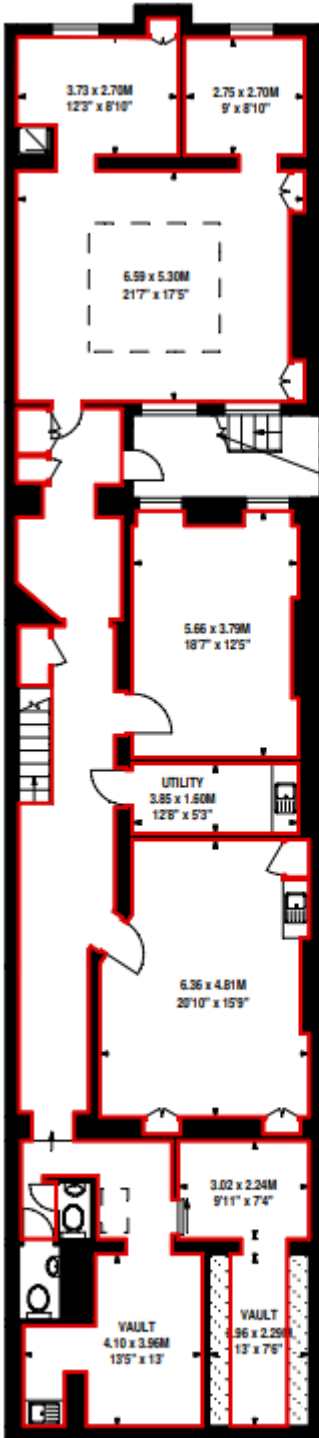
(Basement suitable for medical/gym use)



First floor	785 sq ft/73 sq m
Third floor	782 sq ft/73 sq m
Basement	1,462 sq ft/136 sq m

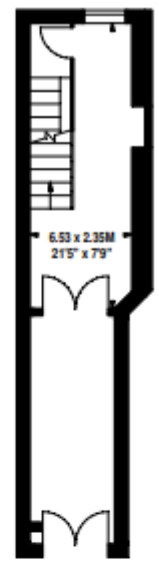
<b>LOCATION</b>	<p>This attractive building is located on the east side of Baker Street, two minutes' walk from Baker Street Station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith &amp; City Lines).</p> <p>The local area provides an excellent selection of bars, cafes, restaurants and shops.</p>	
<b>ACCOMMODATION</b>	<b>FIRST FLOOR</b>	<b>785 sq ft</b>
	<p>Currently configured to provide two private offices, two open plan areas with a kitchenette and private WCs and benefitting from double height plaster ceilings and tall windows.</p>	
	<b>THIRD FLOOR</b>	<b>782 sq ft</b>
	<p>Comprises two open plan together with a kitchenette and separate male and female private WCs.</p>	
	<b>BASEMENT</b>	<b>1,462 sq ft (including vaults)</b>
	<p>Self-contained comprising a variety of rooms suitable for educational, medical or gym type use.</p>	
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>* Attractive period building</li> <li>* Generous feature stairwell with large original glass skylight</li> <li>* Demised WCs</li> <li>* Comfort cooling (not tested)</li> <li>* Video entry phone</li> <li>* To be refurbished</li> </ul>	
<b>LEASE</b>	<p>New lease (s) on terms by arrangement</p>	
<b>RENT</b>	<p>£65.00 per sq ft exclusive for the first floor  £49.00 per sq ft exclusive for the third floor  £40.00 per sq ft exclusive for the basement</p>	
<b>RATES</b>	<p><b>First floor</b> – RV £27,250  <b>Third floor</b> - RV £25,250  <b>Basement</b> – RV £21,750  Interested parties should make their own enquiries.</p>	
<b>SERVICE CHARGE</b>	<p>£8.00 per sq ft estimated</p>	
<b>LEGAL COSTS</b>	<p>Each party to be responsible for their own legal costs.</p>	
<b>VIEWING</b>	<p>By appointment through joint sole agents</p>	
	<p>Daniel Isaacs  Wiltshire Daniels  020 7529 5559  <a href="mailto:dbi@wiltshiredaniels.com">dbi@wiltshiredaniels.com</a></p>	<p>Jason Borrows  Wigmore Commercial  020 7636 6369  <a href="mailto:jason@wigmorecommercial.com">jason@wigmorecommercial.com</a></p>

**Baker Street, W1**  
 Approximate Net Internal Area 317 sq m / 3412 sq ft

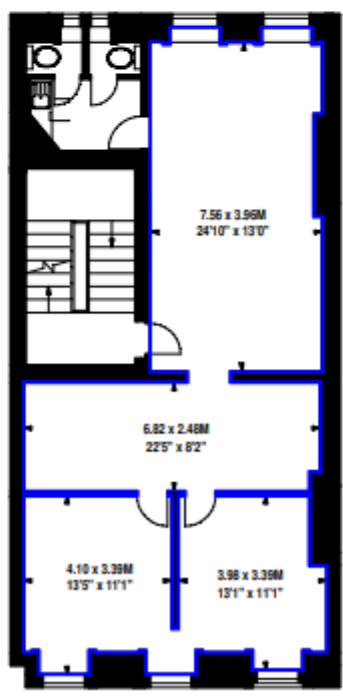


**Basement Floor**  
 171.20 sqm / 1843 sqft

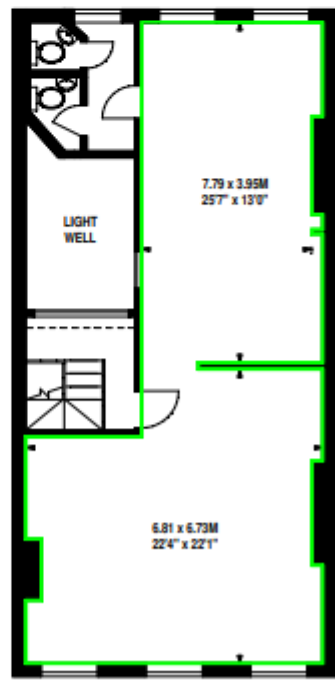
ACCESS TO STREET



**Ground Floor Entrance**



**First Floor**  
 72.89 sqm / 785 sqft



**Third Floor**  
 72.68 sqm / 782 sqft



First floor



Lower Ground Floor



Third floor

