

**WILTSHIRE  
DANIELS**

CONNECTING PEOPLE TO  
PROPERTY SINCE 1985



**118 BAKER STREET, MARYLEBONE, W1**

**REFURBISHED CHARACTER OFFICE FLOOR TO LET**



Third floor      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**

Comprises attractive refurbished building with generous common parts. The Available accommodation comprises the top floor (third) which has been fully refurbished in character style with exposed beams, with a kitchenette and separate male and female private WCs.

**AMENITIES**

- \* Refurbished attractive period building
- \* Character floor with exposed beams and plaster ceilings
- \* Private WCs and kitchenette
- \* Comfort cooling (not tested)
- \* Video entry phone

**LEASE**

New lease on terms by arrangement

**RENT**

£52.50 per sq ft exclusive per annum

**RATES**

£12,600 per annum

Interested parties should make their own enquiries.

**SERVICE CHARGE**

£4.50 per sq ft estimated 2025/26

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**VIEWING**

By appointment through joint sole agents

**Wiltshire Daniels**

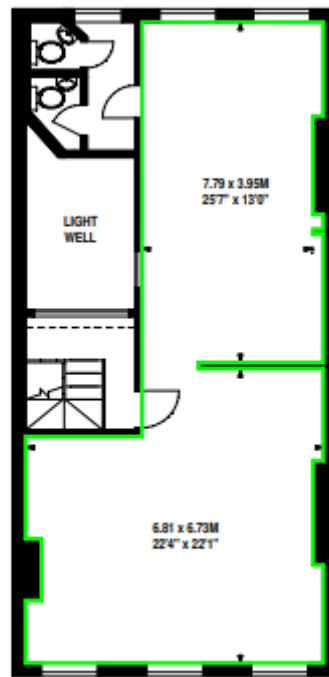
Daniel Isaacs  
07970 518528

Jason Borrows  
07917 436000

**RIB**

Henry Bacon  
07780 472942

Jim Clark  
07889 456957



Third Floor

72.68 sqm / 782 sqft



