



5 5

# Baker Street

L O N D O N W 1

FROM 4,000 SQ FT UP TO 24,000 SQ FT OF FITTED AND FURNISHED OFFICE SPACE IN MARYLEBONE



# A Landmark West End Building



Fully fitted  
and furnished



Fan coil A/C



Ceiling heights  
2.7m



On floor M/F shower/  
changing rooms



On floor gym



Central atrium



Expansive building  
reception with  
commissionaire

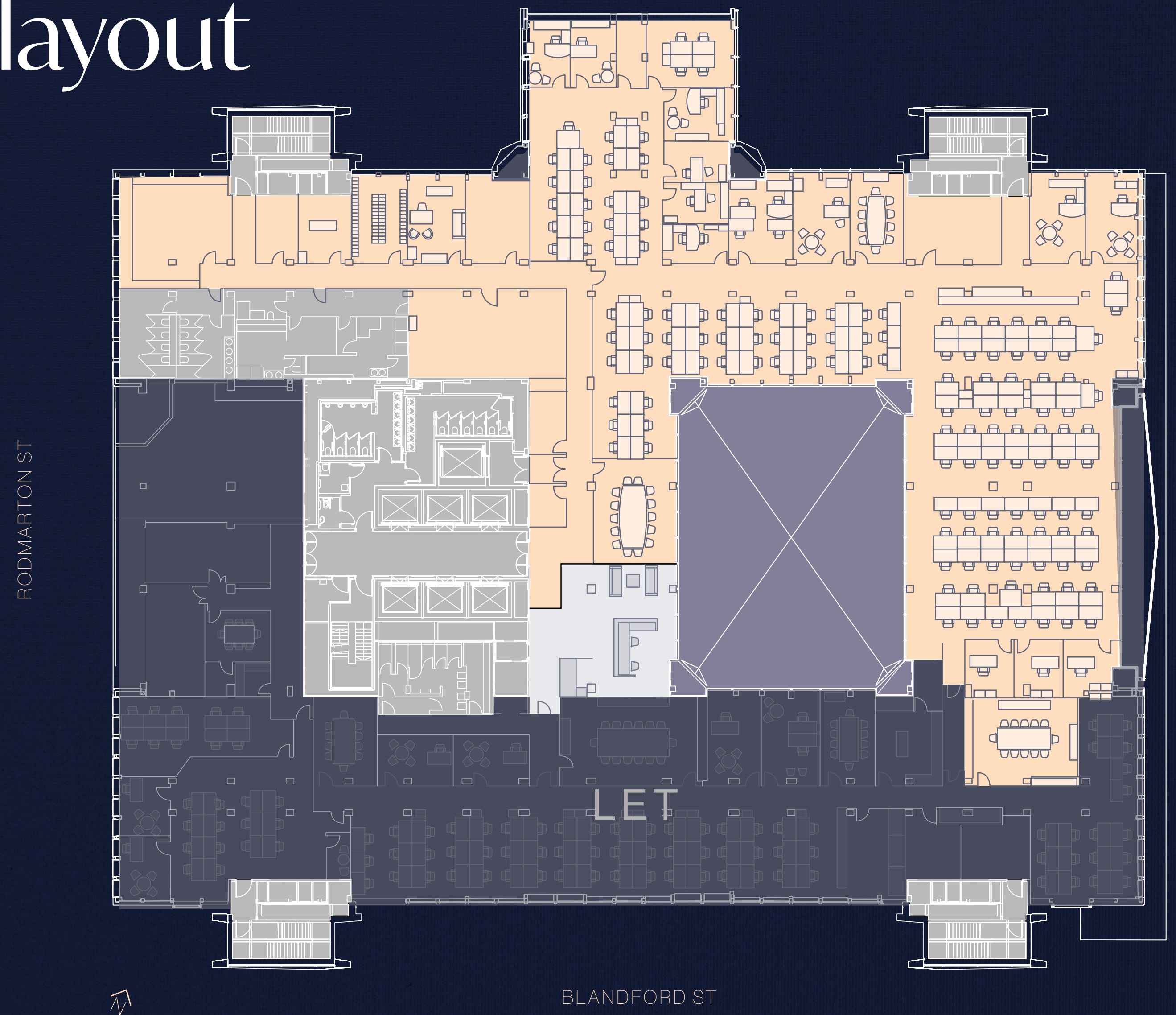


23 secure covered  
bike racks

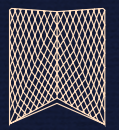


# 1st floor current layout

24,000 SQ FT / 2,223 SQ M  
LEASING FROM 4,000 SQ FT

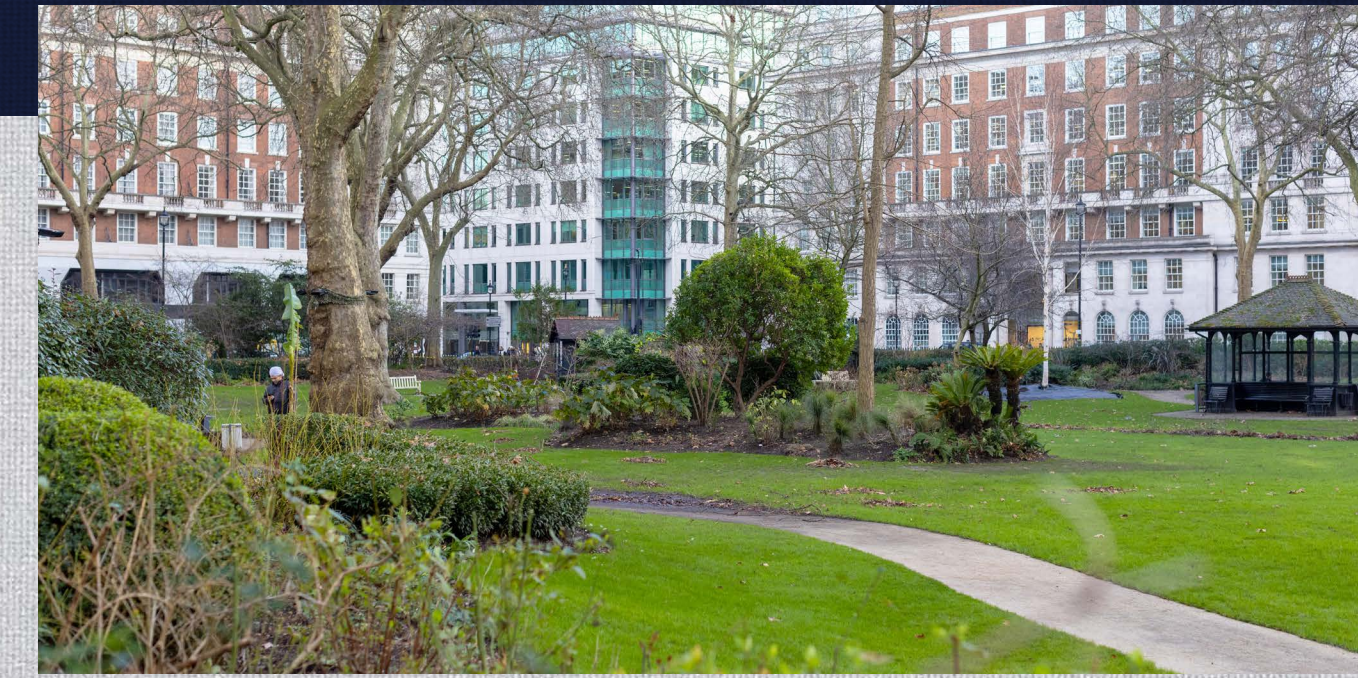


- 1 x Reception area
- 226 x Workstations
- 9 x Private offices
- 1 x Atrium
- 5 x Meeting rooms
- 2 x Teapoints
- 1 x Fully fitted kitchen





# Discover the West End



## Occupiers

- 1. Chiltern Firehouse
- 2. Nobu Hotel
- 3. The Mandeville Hotel
- 4. The Marylebone
- 5. BXR Gym
- 6. KOBOX
- 7. Third Space
- 8. Fitness First
- 9. Everyman Cinema

## Food

- 10. Joe and the Juice
- 11. Gail's Bakery
- 12. The Ivy Asia
- 13. Wulf & Lamb
- 14. Granger and Co
- 15. Clarette
- 16. Hoppers
- 17. Ottolenghi
- 18. Lurra
- 19. Trishna
- 20. PAUL
- 21. Carlotta

## Drink

- 22. The Monocle Café
- 23. Soho Coffee Co
- 24. WatchHouse

## Excellent connectivity



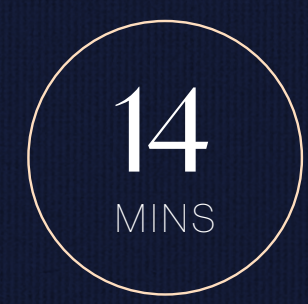
BAKER STREET



BOND STREET



KINGS CROSS ST PANCRAS



PADDINGTON



HEATHROW AIRPORT

- Bakerloo
- Circle
- Hammersmith & City
- Metropolitan
- District
- Jubilee
- National Rail
- Northern
- Victoria
- Elizabeth
- Central
- Piccadilly

# Terms

Available via an assignment or sub lease on a term till June 2028. Alternatively a new lease may be available from the landlord, details on request.

# Contacts



---

NIKKI STOUGHTON-HARRIS  
nikki.stoughtonharris@savills.com  
07815 032 103

BRIAN ALLEN  
bmallen@savills.com  
07972 000 215



---

RICHARD TOWNSEND  
richard.townsend@allsop.co.uk  
07787 153 408

JEMIMA MITCHELL  
jemima.mitchell@allsop.co.uk  
07391 407 816