

## 104a Baker Street, London W1

### Self-Contained Office To Let

*“All In” for less than £60 per sq ft*

2,069 sq ft (79 m<sup>2</sup>)



- Self-contained
- Comfort cooling
- Fitted in part
- High ceilings on the first floor
- Fitted kitchen
- Good natural light throughout



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### Location

This property is on the east side of the street, a short walk south of Marylebone Road and Baker Street underground station (Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines). Marylebone and Paddington National Rail stations are also a short walk away.

### Description

The available accommodation comprises the self-contained first, second and third floors. The suites are fitted in part and benefit from excellent ceiling heights and large windows on the first floor in particular. There is a fitted kitchen, and WCs throughout.

Floor	Area
1 <sup>st</sup>	646 sq ft
2 <sup>nd</sup>	741 sq ft
3 <sup>rd</sup>	682 sq ft
<b>Total</b>	<b>2,069 sq ft</b>

### Lease

New leases are offered direct from the landlord.

### Rent

£40.00 per sq ft per annum exclusive.

### Business Rates

£18.18 per sq ft. Interested parties are invited to make their own enquiries with the appropriate council.

### Energy Performance

D - 81



For further information or to  
arrange a viewing please  
contact the sole agents:

**Crossland Otter Hunt**

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