


CROSSLAND
OTTER HUNT

120 Baker Street,
London,
W1U 6TU

Marylebone Office To Let

673 to 1,380 sq ft (62.52 to 128.21 sq m)

020 7408 1114
www.coh.eu

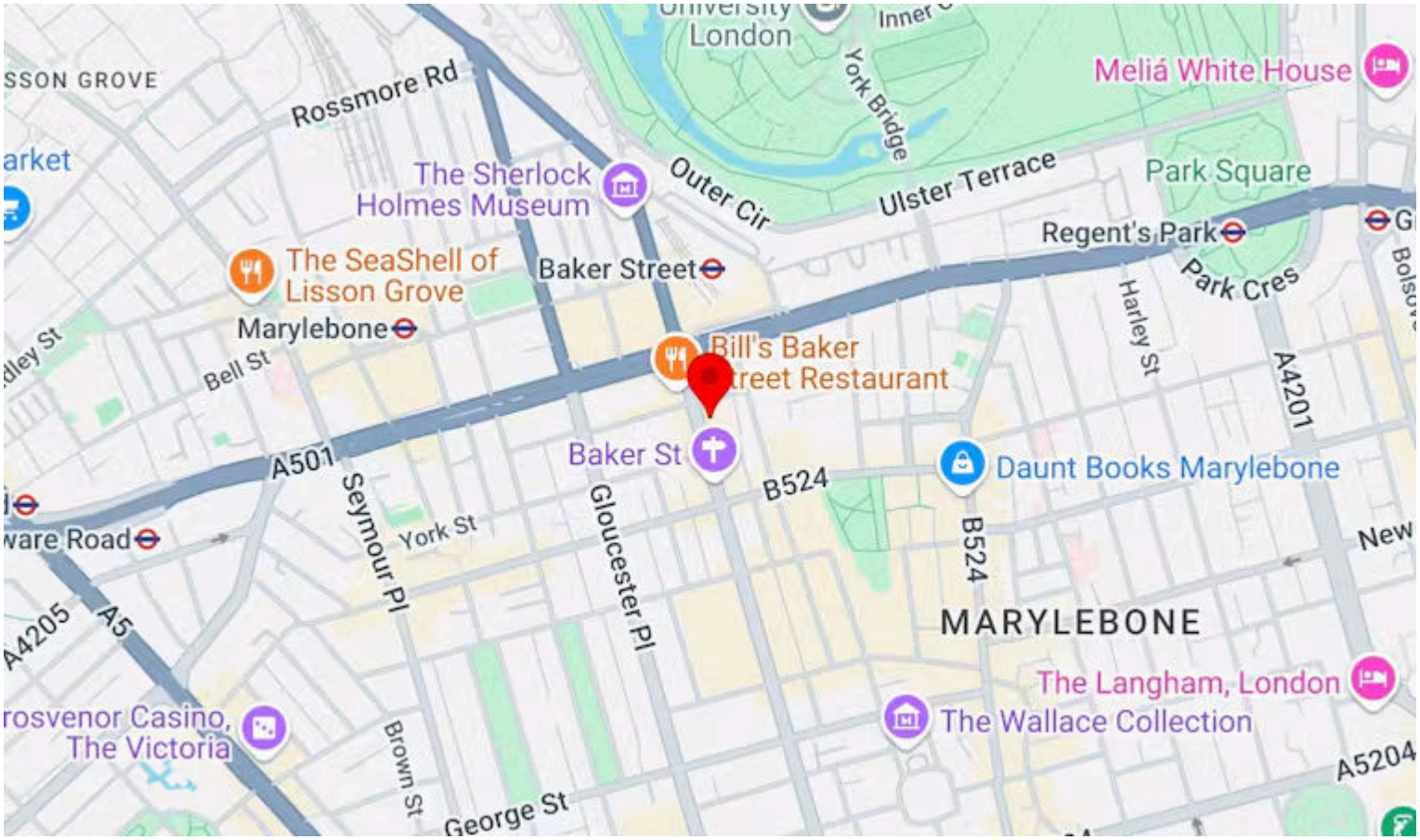
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Nearest Stations

- Baker Street (0.1 Miles)
- Marylebone (0.3 Miles)
- Edgware Road (Circle/District/Hammersmith and City) (0.5 Miles)

The property is located on the East side of the street, a short walk from Baker Street tube station (Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines). Marylebone and Paddington National Rail Stations are also a short walk away.

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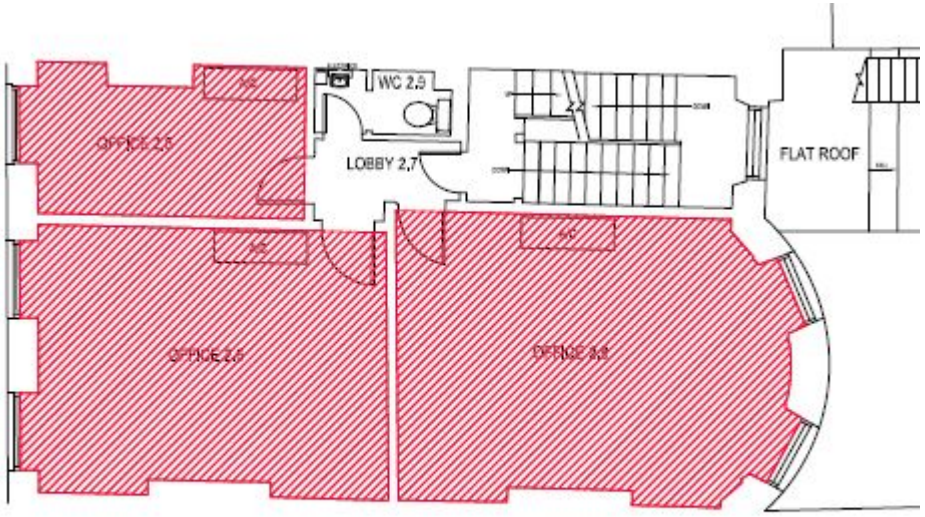
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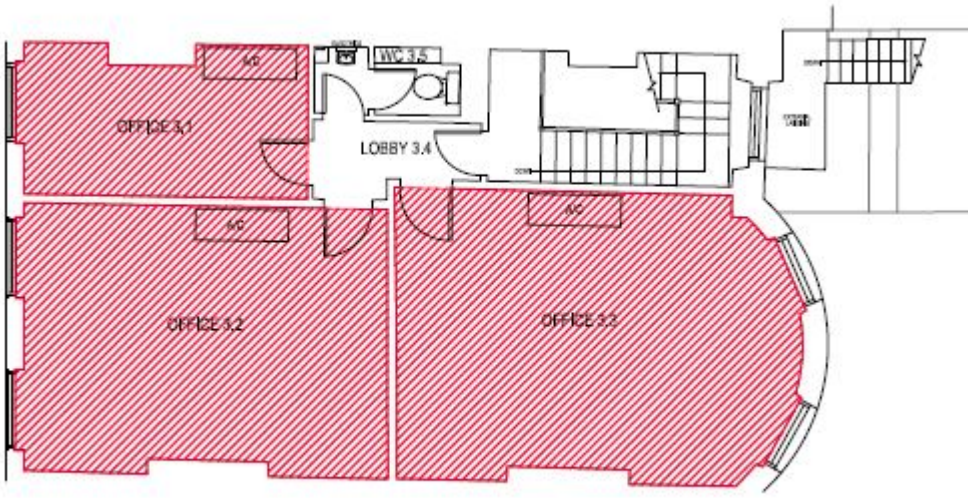
- Great Natural Light
- Situated near well-connected Stations
- Period Features

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# 2nd floor plan

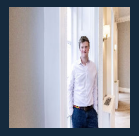


# 3rd floor plans

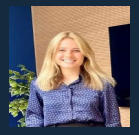


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## CONTACT US



Phil Frenay
02073992742 | 07818566174
phil@coh.eu



Charlotte Steele
020 7408 1114 | 07503625481
charlotte@coh.eu



Mathis Piquiot
07856686966
mathis@coh.eu

| NAME | SQ FT | RENT (SQ FT) | RATES PAYABLE (SQ FT) | SERVICE CHARGE (SQ FT) | TOTAL MONTH | TOTAL YEAR |
|---|---|---|---|---|---|---|
| 3rd | 707 | £32.50 | £17.87 | £15 | £3,851.38 | £46,216.59 |
| 2nd | 673 | £37.50 | £19.42 | £15 | £4,033.51 | £48,402.16 |
| Total | 1,380 | £35 | £18.65 | £15 | £7,884.89 | £94,618.75 |

## Description

The property has two available units. The 2nd floor provides 673 sq ft, whilst the 3rd floor offers 707 sq ft. The space benefits from good natural light and period features.

## Location

The property is located on the East side of the street, a short walk from Baker Street tube station (Bakerloo, Jubilee, Metropolitan, Hammersmith & City and Circle lines). Marylebone and Paddington National Rail Stations are also a short walk away.

## Terms

Available by way of a new lease on terms by arrangement.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY