

SINGLE FLOOR – 15,014 SQ FT



55 BAKER ST

MARYLEBONE, LONDON W1



55 BAKER STREET IS A LANDMARK SUSTAINABLE AND DYNAMIC WORKPLACE TRANSFORMED BY MAKE ARCHITECTS – SITTING AT THE HEART OF MARYLEBONE.

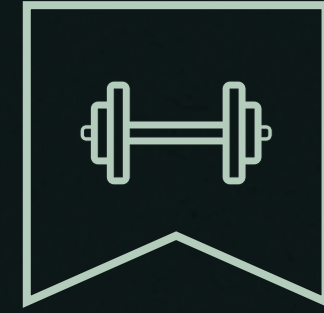
The part 2nd floor will provide 15,014 sq ft newly refurbished CAT A office space in a building with excellent on-site amenities.



Building Exterior

BUILDING AMENITY

IMPRESSIVE
MANNED
RECEPTION



ON-SITE
FITNESS FIRST
GYM



ON-SITE
CAFE



SHOWERS
& LOCKERS



24 HOUR
ACCESS &
SECURITY



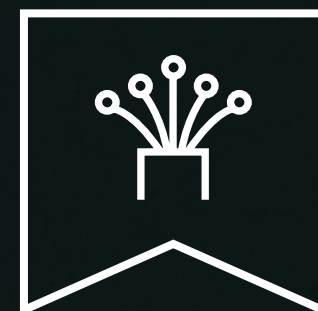
BICYCLE
RACKS

SPECIFICATION

FULL
RAISED ACCESS
FLOORS



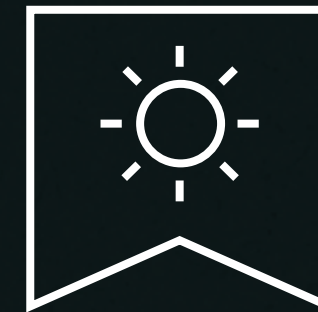
SELF-CONTAINED
OFFICE SPACE



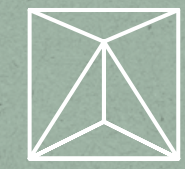
FIBRE OPTIC
CONNECTIVITY



CHILLED BEAM
COMFORT
COOLING



EXCELLENT
NATURAL LIGHT



A SPECIFICATION THAT
LOOKS AFTER THE NEEDS
OF TODAY'S OCCUPIERS.

The building has been designed to look after planet and the people within. Tenant well-being is front and centre with best-in-class end of journey facilities, on-site Fitness First and an on-site café.

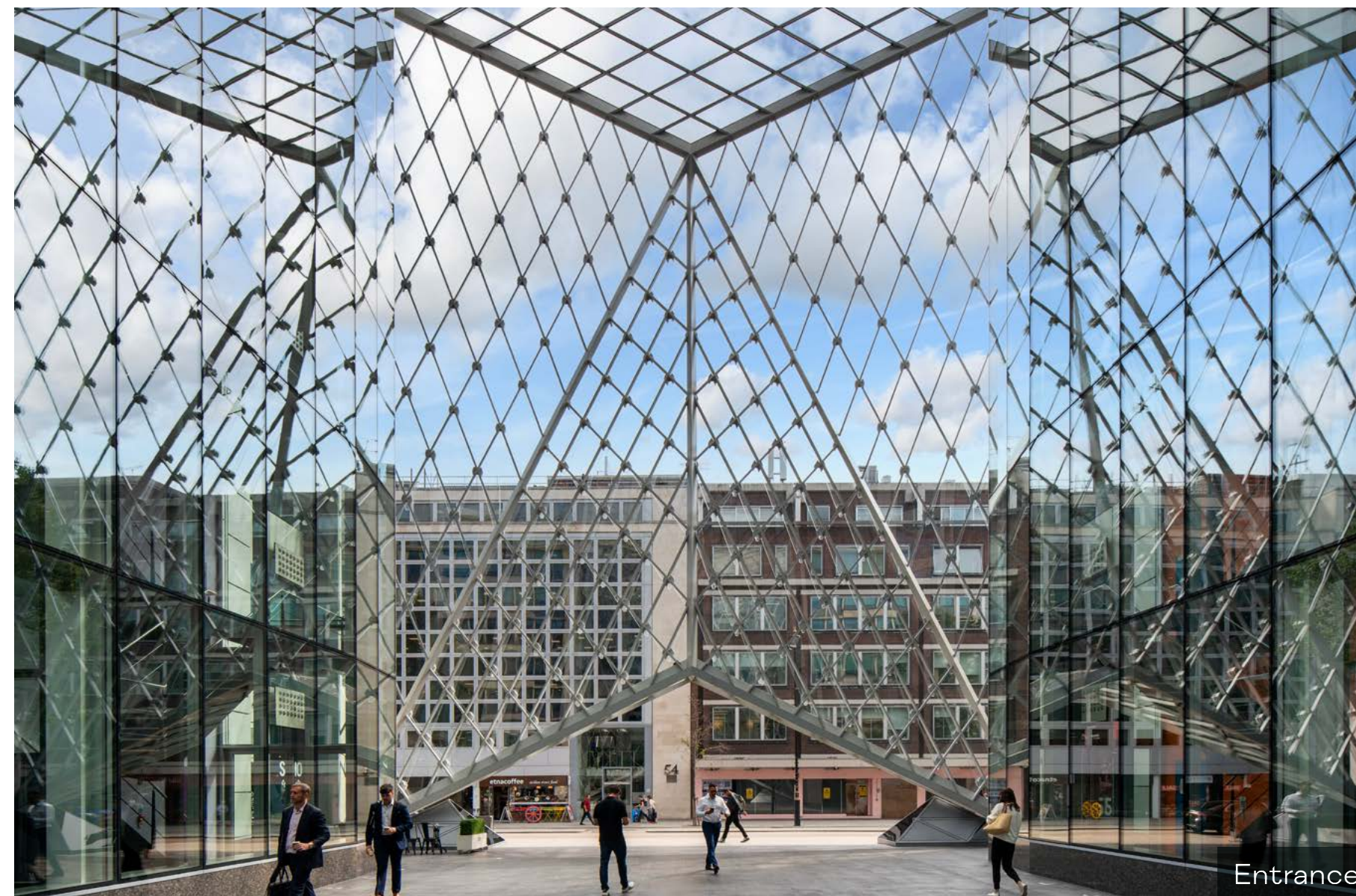
The considered floors are filled with natural light and feature high quality finishes and exposed services, creating an environment to promote productivity.



IMPRESSIVE ARCHITECTURAL
STRUCTURES AND FEATURES
WELCOME TENANTS AND
VISITORS INTO THE BUILDING,
WHILST ALSO SITTING ABOVE
THE CENTRAL ATRIUM
AND ON-SITE CAFE.



Reception



Entrance



Café / Atrium



FLEXIBLE SPACE SUITABLE FOR A RANGE OF OCCUPIERS

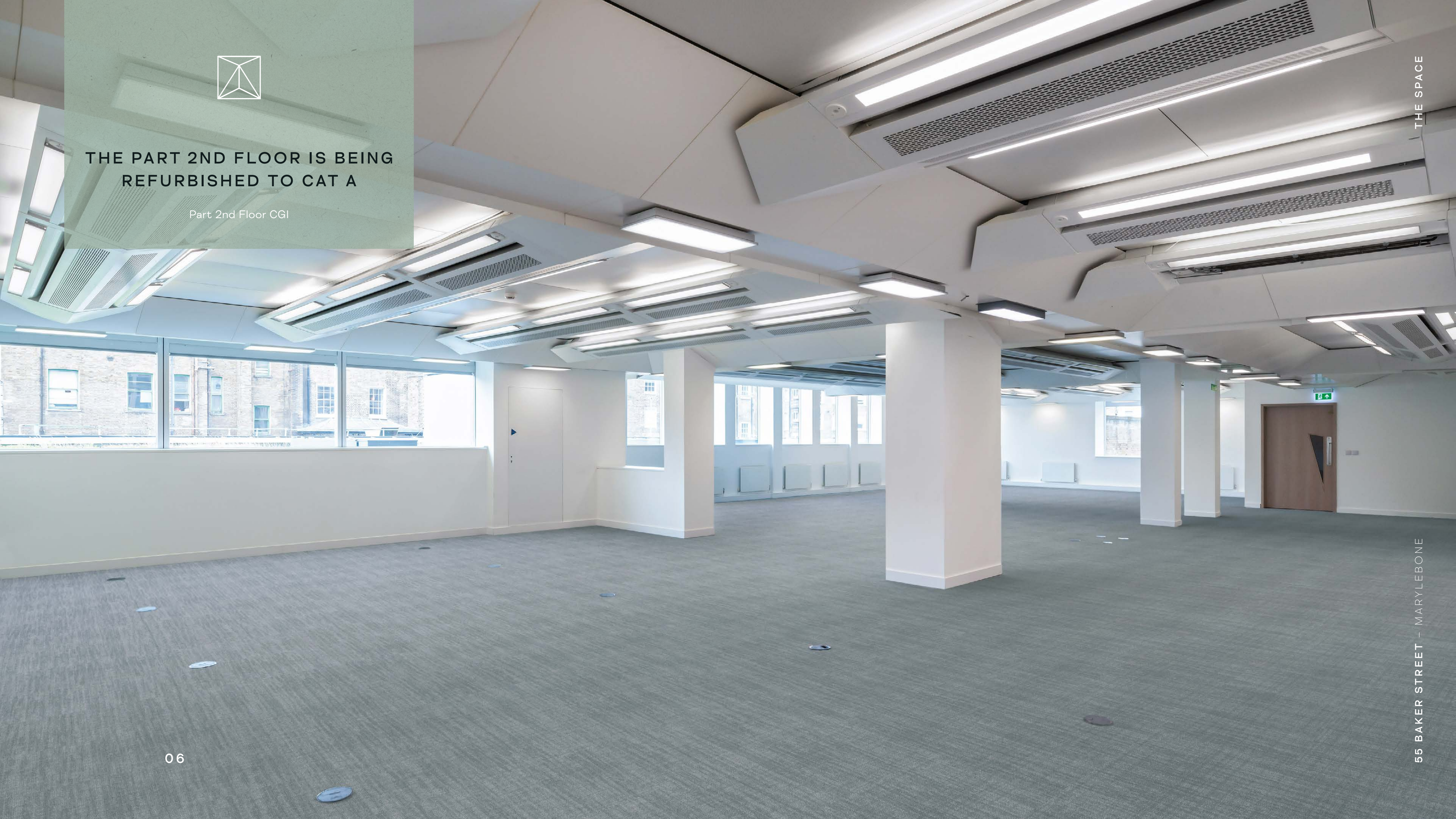
Part 2nd Floor Indicative Fit Out CGI





THE PART 2ND FLOOR IS BEING
REFURBISHED TO CAT A

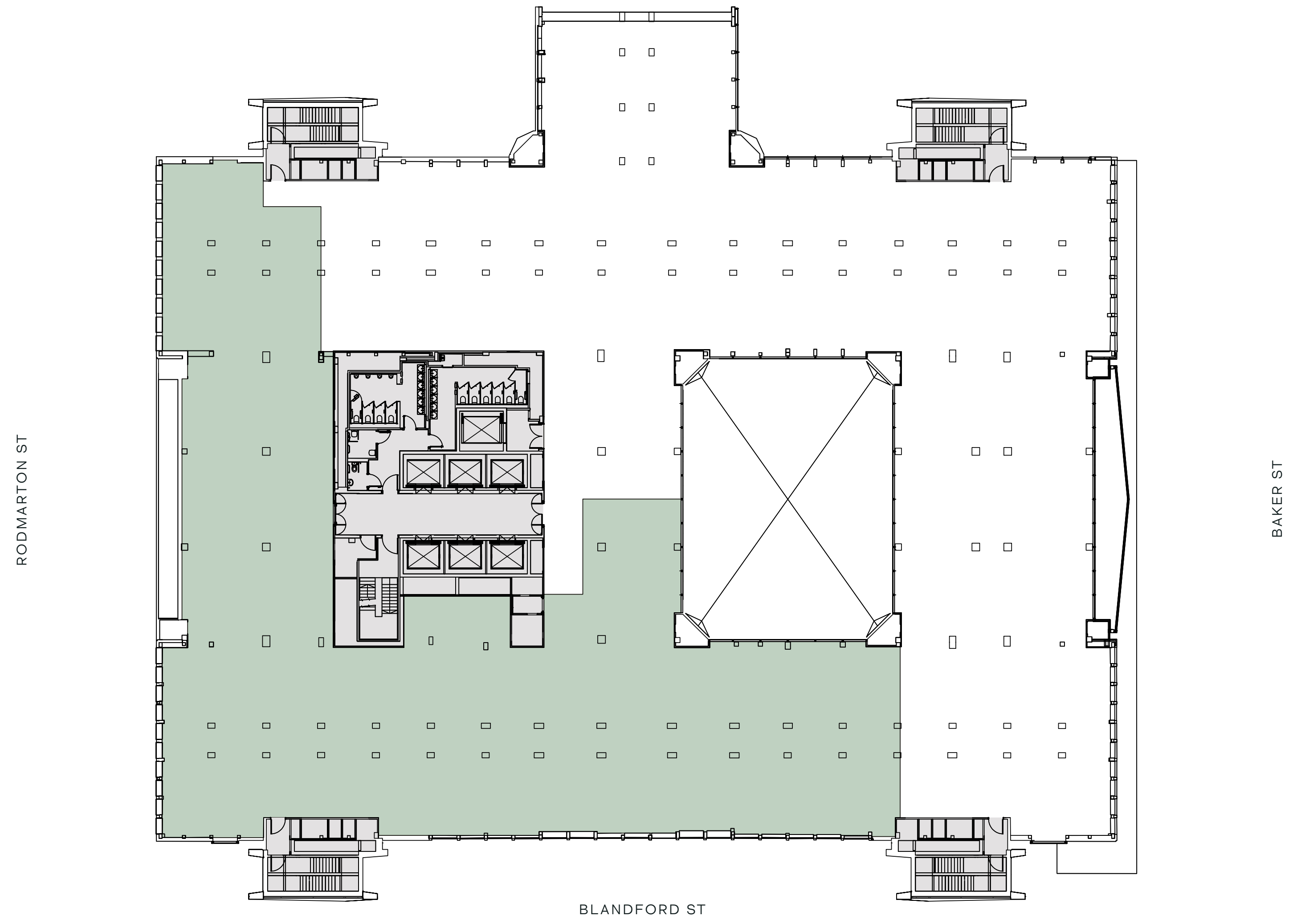
Part 2nd Floor CGI





PART 2ND FLOOR

15,014 SQ FT / 1,394.8 SQ M



 Plan not to scale. For indicative purposes only.

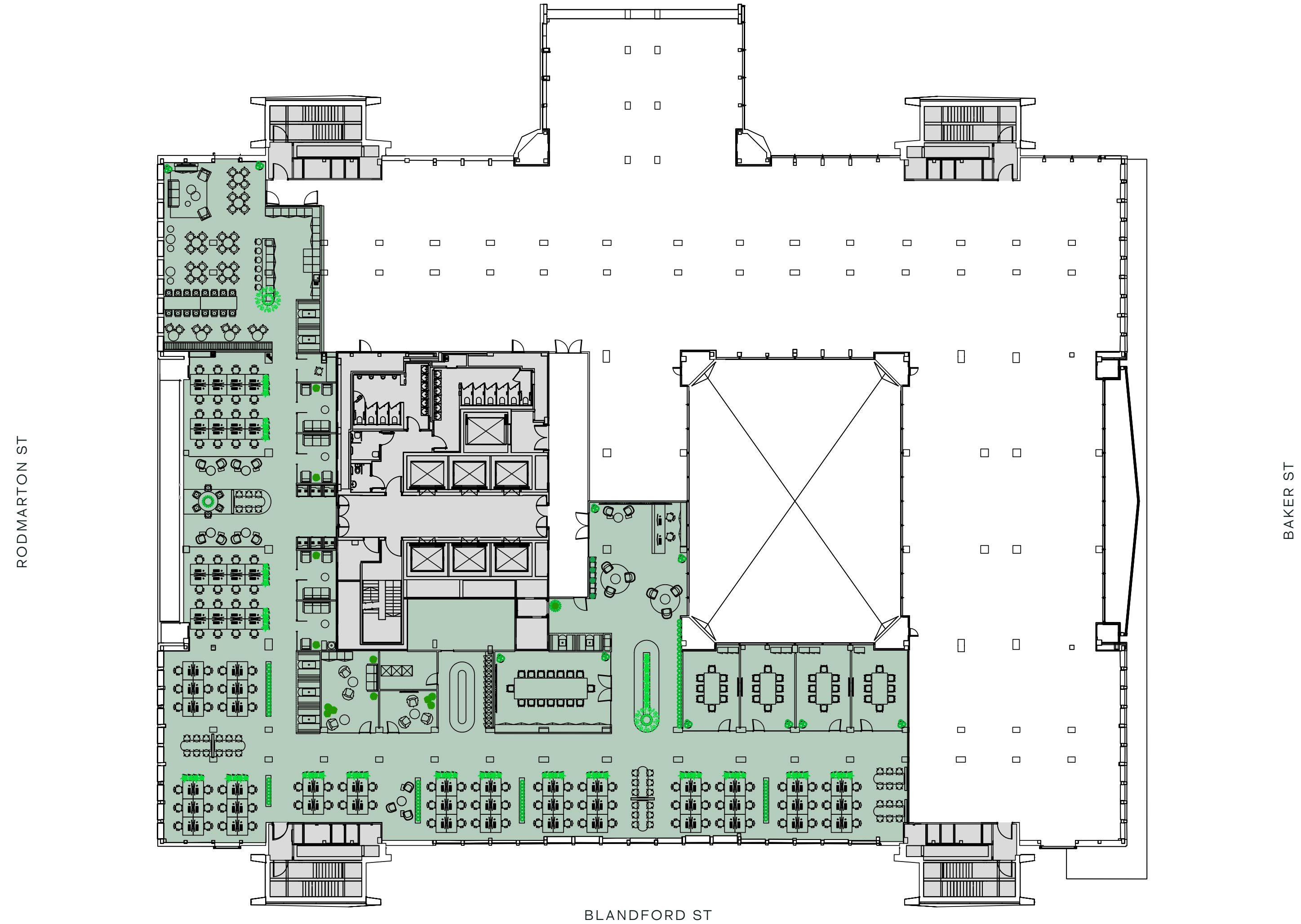
 Office  Core



PART 2ND FLOOR / OPTION 1

15,014 SQ FT / 1,394.8 SQ M

Open Plan Desks	112
Agile working areas	01
Collaboration zones	04
16 Person Meeting Room	01
8 Person Meeting Room	04
Informal meeting rooms	05
Meeting booths	07
Phone booths	06
Pod	01
Reception	01
Visitor area	01
Wellness room	01
Teapoint	01
Breakout area	01
Comms room	01
Locker area	01



Plan not to scale. For indicative purposes only.

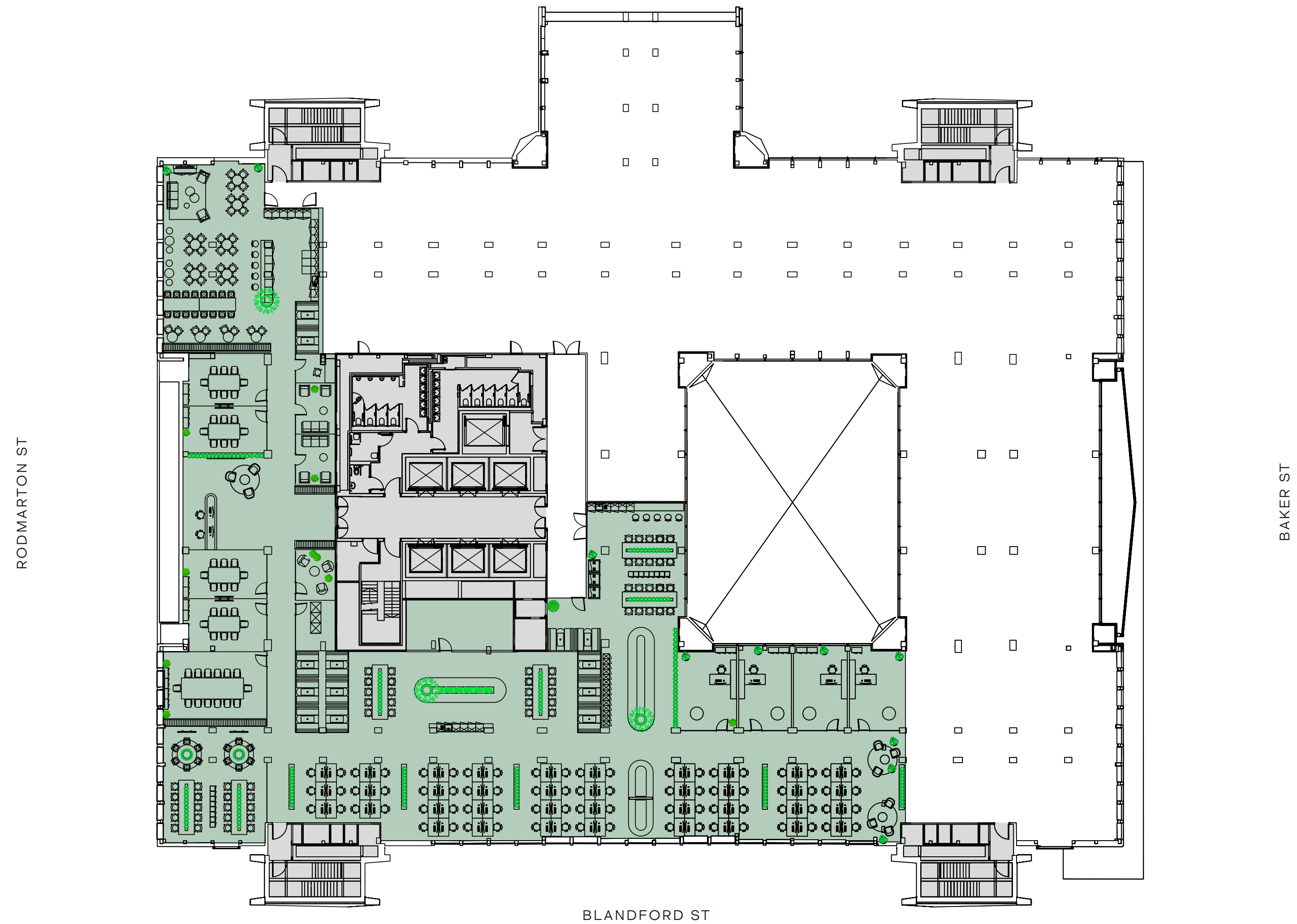
Office Core



PART 2ND FLOOR / OPTION 2

15,014 SQ FT / 1,394.8 SQ M

Open Plan Desks	75
Agile working areas	03
Private offices	04
Collaboration zones	04
14 Person Meeting Room	01
8 Person Meeting Room	04
Informal meeting rooms	03
Meeting booths	10
Phone booths	03
Pod	01
Reception	01
Teapoint	03
Breakout area	01
Comms room	01
Locker area	01



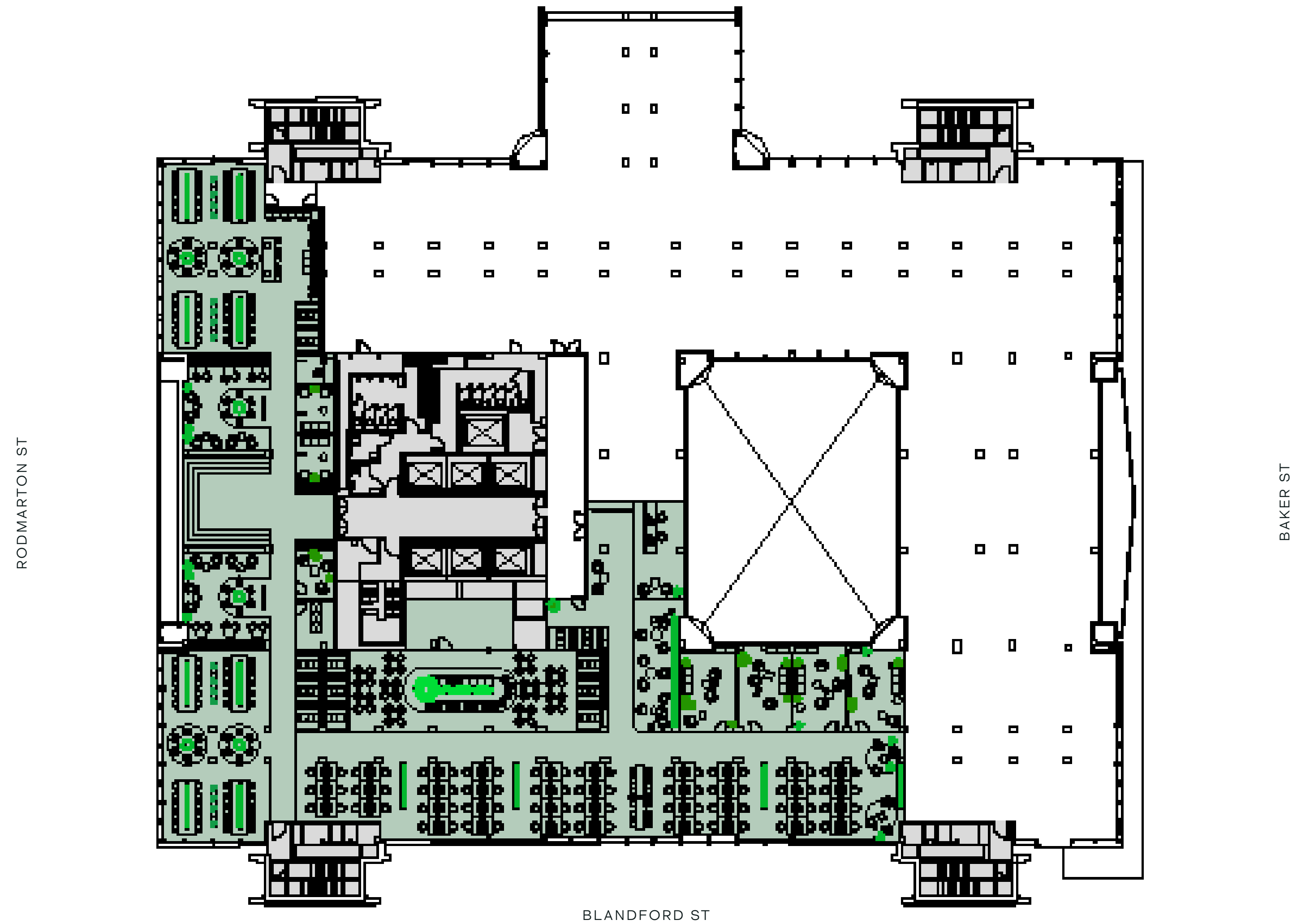
Plan not to scale. For indicative purposes only.



PART 2ND FLOOR / OPTION 3

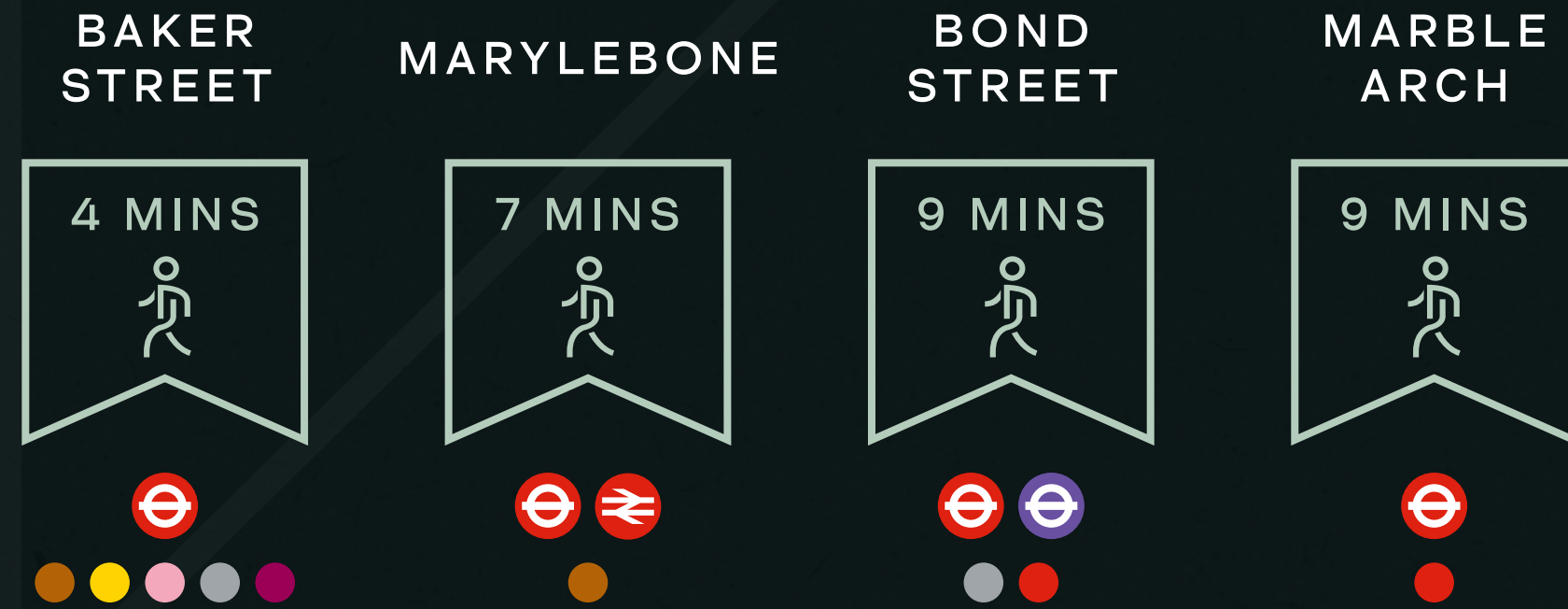
15,014 SQ FT / 1,394.8 SQ M

Open Plan Desks	75
Agile working areas	05
Collaboration zones	03
Town hall area	01
Informal meeting rooms	07
Meeting booths	13
Pod	01
Reception	01
Visitor area	01
Teapoint	01
Breakout area	02
Comms room	01
Locker area	01



Plan not to scale. For indicative purposes only.

CONNECTIVITY



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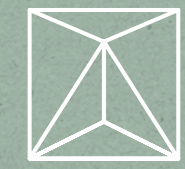


BARS & RESTAURANTS

1. Chiltern Firehouse
2. Ottolenghi
3. The Ivy
4. Clarette
5. The Malt Lounge & Bar
6. Granger & Co.
7. Carlotta
8. The Barley Mow
9. Boxcar Bar & Grill
10. Twist Connubio
11. Hoppers
12. Le Relais de Venise

COFFEE & LEISURE

1. Hagen
2. Monocle Café
3. SOHO Coffee
4. WatchHouse
5. Fitness First
6. BXR
7. Third Space
8. Kobox
9. Nobu Hotel
10. The Mandeville
11. The Marylebone
12. The Z Hotel



THE PERFECT MIX OF ARTISAN COFFEE HOUSES, GASTROPUBS, RESTAURANTS AND INDEPENDENT BOUTIQUES.

Occupiers have access to some of Marylebone's most celebrated amenities including the nearby Chiltern Firehouse, Monocle Café and the Nobu hotel.

The leafy green spaces of Hyde Park and Regent's Park are also just a short stroll away.

FURTHER INFORMATION

TERMS

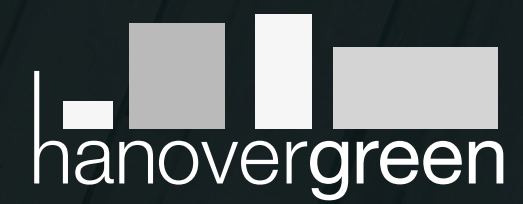
Upon application.

VIEWINGS

Strictly through the joint-sole letting agents:

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