



3RD FLOOR

118 BAKER STREET

MARYLEBONE, LONDON, W1U 6TU

TO LET

**OFFICE PREMISES IN MARYLEBONE
TO BE REFURBISHED**

SUITABLE FOR CLASS E
(OFFICE, MEDICAL, CLINIC)

AVAILABLE FROM 16TH JUNE 2026

795 SQ FT

RIB

ROBERT IRVING BURNS

Location



The Kitchen at Holmes



Chiltern Street



Chiltern Firehouse



KOBAX

Location

This attractive period 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.

118 BAKER STREET

RIB

Description



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Situated in this impressive period building, this 3rd Floor has just been refurbished to a state-of-the-art condition. The floor now benefits from impressive open eaves, engineered timber flooring, new kitchenette/tea point, LED tube lighting, new WCs and new comfort cooling system.

The floor is accessed by an internal stairwell after entering the building through its Baker Street entrance. The common areas are currently also undergoing refurbishment to create a high quality period finish.

Amenities

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- Impressive Open Eaves
- Engineered Timber Flooring
- New Kitchenette/Tea Point
- LED Tube Lighting
- New WCs
- New Perimeter Trunking
- New Comfort Cooling System
- New Entry Phone System

Amenities (building)

- Period features throughout
- Internal staircase
- Staircase atrium window
- To be fully refurbished
- Period style reception

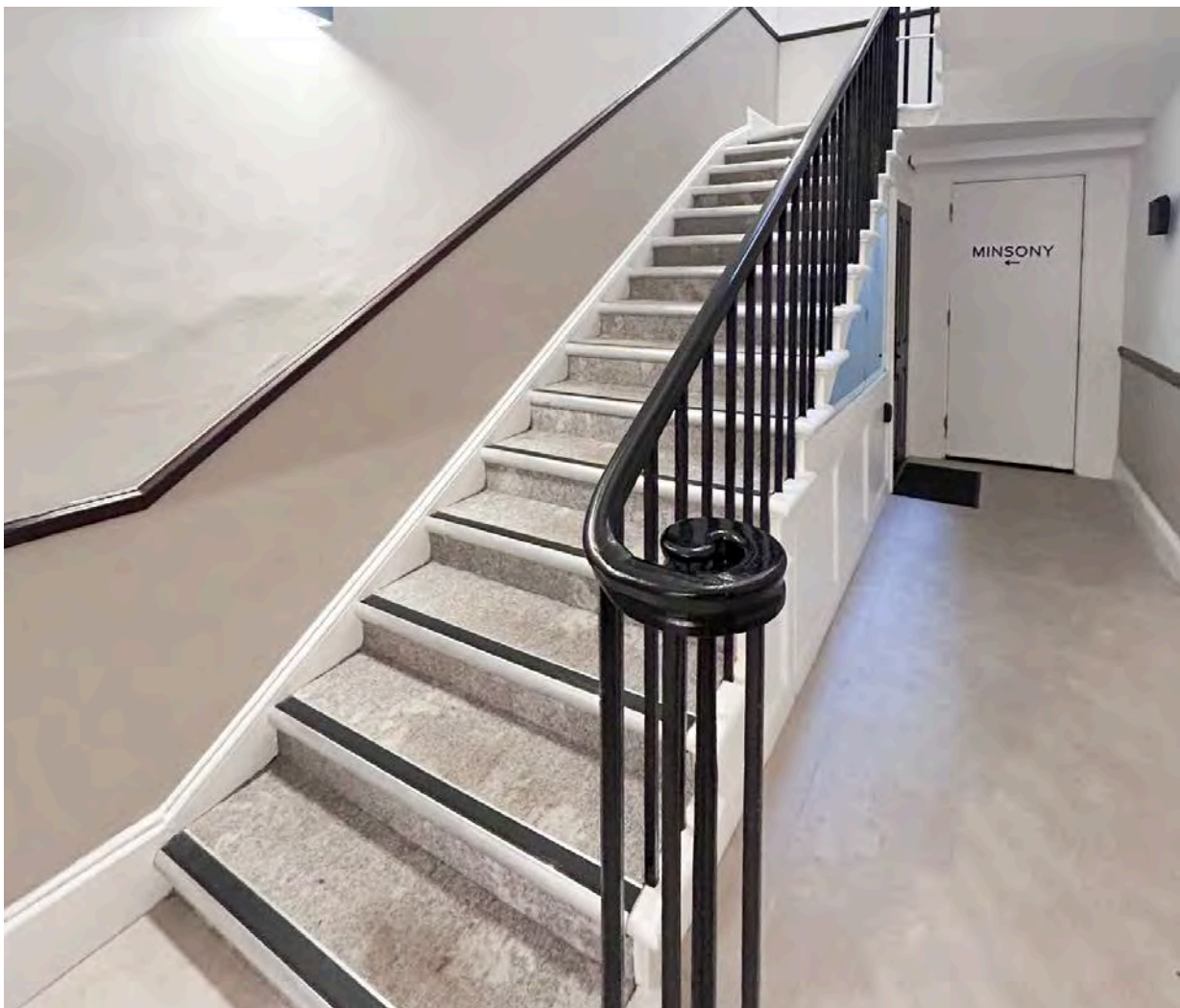


3rd Floor Photos



118 BAKER STREET

Communal Area



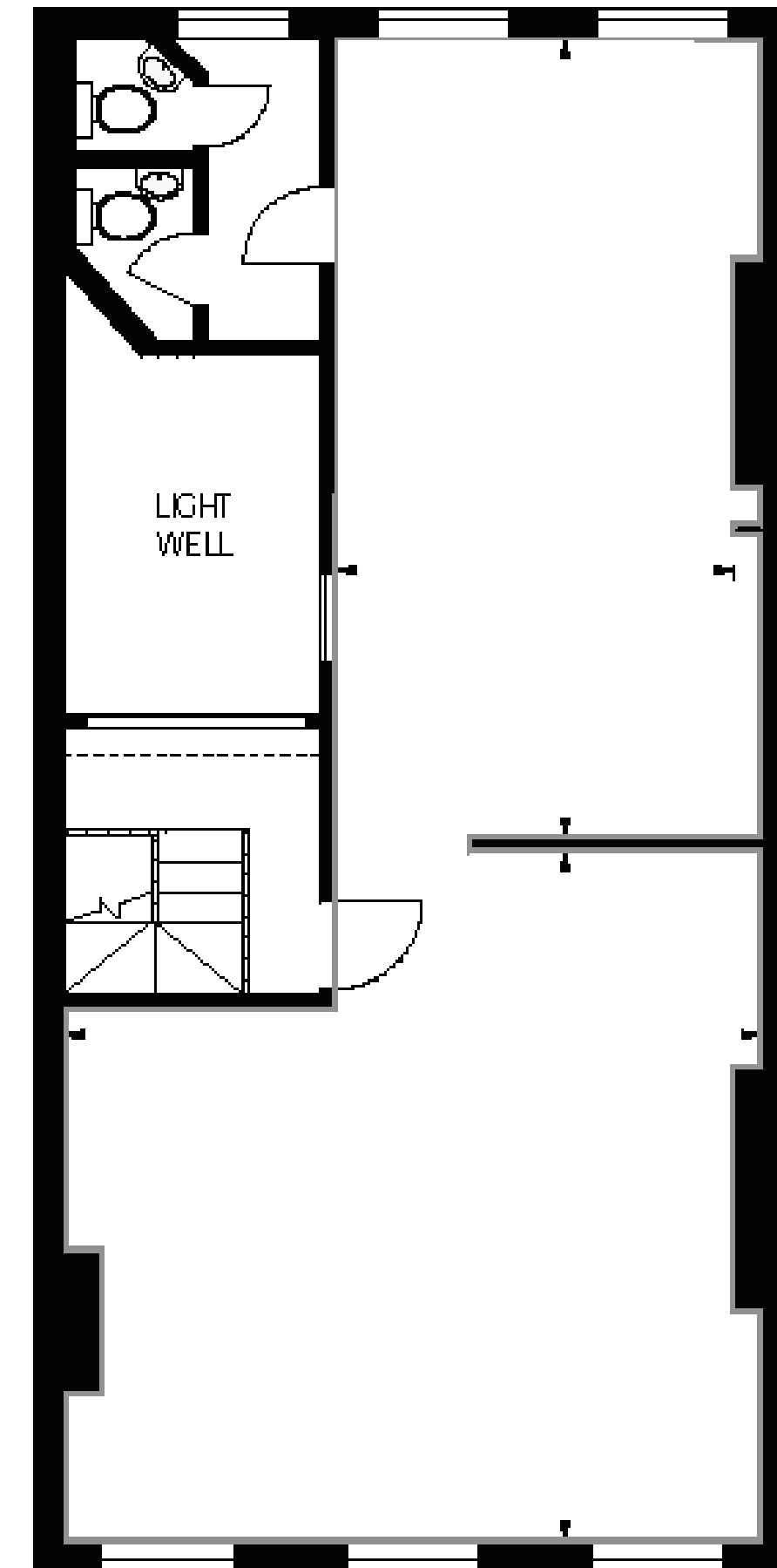
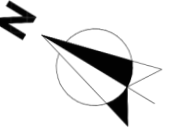
Financials

Floor	3rd Floor
Size (sq.ft.)	795
Quoting Rent (p.a.) excl.	£41,738
Service Charge	£3,365
Estimated Rates Payable (p.a.)	£15,444
Estimated Occupancy Cost excl. (p.a.)	£60,547

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

Accommodation

Third Floor



LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

Available from 16th June 2026

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available on request.

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaled Floor Plans available on request.

VIEWINGS

Strictly through RIB or our joint agents Wigmore Commercial.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2026.

WWW.RIB.CO.UK

CONTACT US

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Thomas D'arcy
020 7927 0648
Thomas@rib.co.uk

Matthew Mullan
0207 927 0622
Matthewm@rib.co.uk

RIB

ROBERT IRVING BURNS

OUR JOINT AGENTS

Jason Borrows
020 7636 6369
jason@wigmorecommercial.com

Daniel Isaacs
020 7529 5559
dbi@wiltshiredaniels.com