



29 Dorset Street

London, W1U 8AT

Self-contained corner office unit just off Baker Street

1,180 sq ft
(109.63 sq m)

- Self-contained corner office unit
- Comfort cooling
- Cat V cabling
- Excellent natural light to Ground floor
- Kitchen and 2 WCs

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Summary

Available Size	1,180 sq ft
Rent	£56,000 per annum Quoting
Rates Payable	£12.80 per sq ft
Rateable Value	£33,000
Service Charge	£8.50 per sq ft Fixed for 5 years
Car Parking	N/A
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

A self-contained ground and lower ground floor office suite on Dorset Street at the junction with Kenrick Place, just behind 55 Baker Street.

Location

Situated between Gloucester Place and Baker Street, moments from Baker Street underground station (Metropolitan, Jubilee, Hammersmith & City and Bakerloo lines) and close to Marylebone main line (Birmingham and the Chilterns). Baker Street and the area surrounding it abound with shops, cafes and restaurants in this thriving part of Marylebone.

Accommodation

The accommodation comprises a self-contained ground and lower ground unit just off Baker Street. The ground floor has great natural light and return frontage to Kenrick Place, and the lower ground includes a meeting room, kitchen, 2 wcs and secure storage.

Name	sq ft	sq m	Availability
Ground	615	57.14	Let
Lower Ground	460	42.74	Let
Lower Ground - Store	105	9.75	Let
Total	1,180	109.63	

Specification

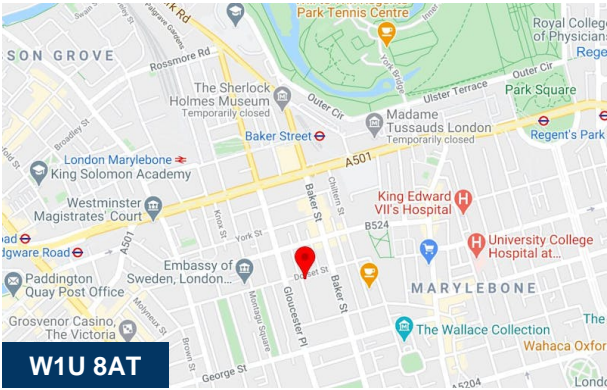
A recently-refurbished office with comfort cooling, great light, cabling and its own kitchen and 2 wcs.

Viewings


By appointment with the joint sole agents


Terms

Available on a new lease for a term by arrangement at a quoting rent of £56,000 per annum exclusive



Viewing & Further Information

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