



SAVOY STEWART
COMMERCIAL PROPERTY

OFFICES
TO LET

111 BAKER STREET

London, W1U 6RR

MARYLEBONE OFFICE



KEY POINTS

- > Modern Entrance
- > Passenger Lift
- > Private WC's
- > Kitchenette
- > 24 Hour Access

TENURE	TO LET
SIZE	1,615 SQ FT
RENT	£88,825.00 PER ANNUM
EPC	AVAILABLE ON REQUEST.

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

LOCATION

The property is situated on the West side of Baker Street, midway between the junction of Dorset Street and Crawford Street. The area is well served by restaurants and shopping facilities. There are excellent transport connections with the subject property being two minutes' walk from Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines) and within a short walk of Marylebone Main Line Station.

ADDITIONAL INFORMATION

The property comprises the 1st floor mezzanine of this attractive Grade II listed period building. Planned as an open plan with new LED lighting, private WCs, kitchenette. The common parts have been refurbished.

ACCOMMODATION

Name	Sq ft
1st	1,615

SPECIFICATIONS

- Modern Entrance
- Prime location
- Excellent natural light
- Refurbished common parts
- 24 hour access

VIEWINGS

Strictly via appointment through sole agents Savoy Stewart.

TERMS

The property is available by way of sublease for a term to expire in Oct 2021 contracted out the L&T Act 1954. Alternatively, the landlord may grant a new lease for a term by arrangement in a refurbished condition. The terms are upon application.

RENT

£88,825 per annum.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

RENT

£88,825.00 per annum

BUSINESS RATES

Rates Payable: £23,294.25 per annum

(based upon Rateable Value: £47,250.00 and UBR: England Standard 51.2p)

SERVICE CHARGE

To be confirmed.



VIEWING & FURTHER INFORMATION



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