

# 16A Baker St, Marylebone, London W1U 3BL

A self-contained, fully fitted and furnished office, 3,581 sq. ft.



#### LOCATION

The property is located in Marylebone at the southern end of Baker Street and adjacent to Portman Square. The space is equidistant from Baker Street Station (Jubilee, Bakerloo, Hammersmith & City, Metropolitan and Circle Lines), Bond Street (Jubilee and Central) and Marble Arch (Central).

#### DESCRIPTION

16 Baker Street is a 1st floor self-contained office unit. The office space has been fully fitted and furnished to a high standard to include a plasterboard ceiling, LED lights and wooden floor finish. The property benefits from great natural light, a dedicated reception and has a private entrance.

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#### **AMENITIES**

- Self-contained entrance
- Dedicated reception
- Fully fitted and furnished to a high standard
- · Plasterboard ceiling
- Raised floor
- Refurbished lift
- Air conditioning
- LED lights

### TRANSPORT LINKS

#### **ACCOMMODATION**

3,581 sq. ft.

#### **TERMS**

The space is available on flexible terms until 2027, with a tenant only option to break in 2022.

Rent: £84.50 per sq.ft Rates: £22.90 per sq.ft

Service charge: £2.50 per sq.ft

#### CONTACT

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For further information or to arrange a viewing.

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### **FLOORPLAN**

