



MIXED USE AVAILABLE TO LET, £110,100 per annum, 2,207 sq ft

## 75 Baker Street

75 Baker Street, London, United Kingdom W1U 6RE

Prominent self-contained building on Baker Street.

Building to undergo refurbishment

Self-contained

---

Comfort cooling

---

Generous floor to ceiling height

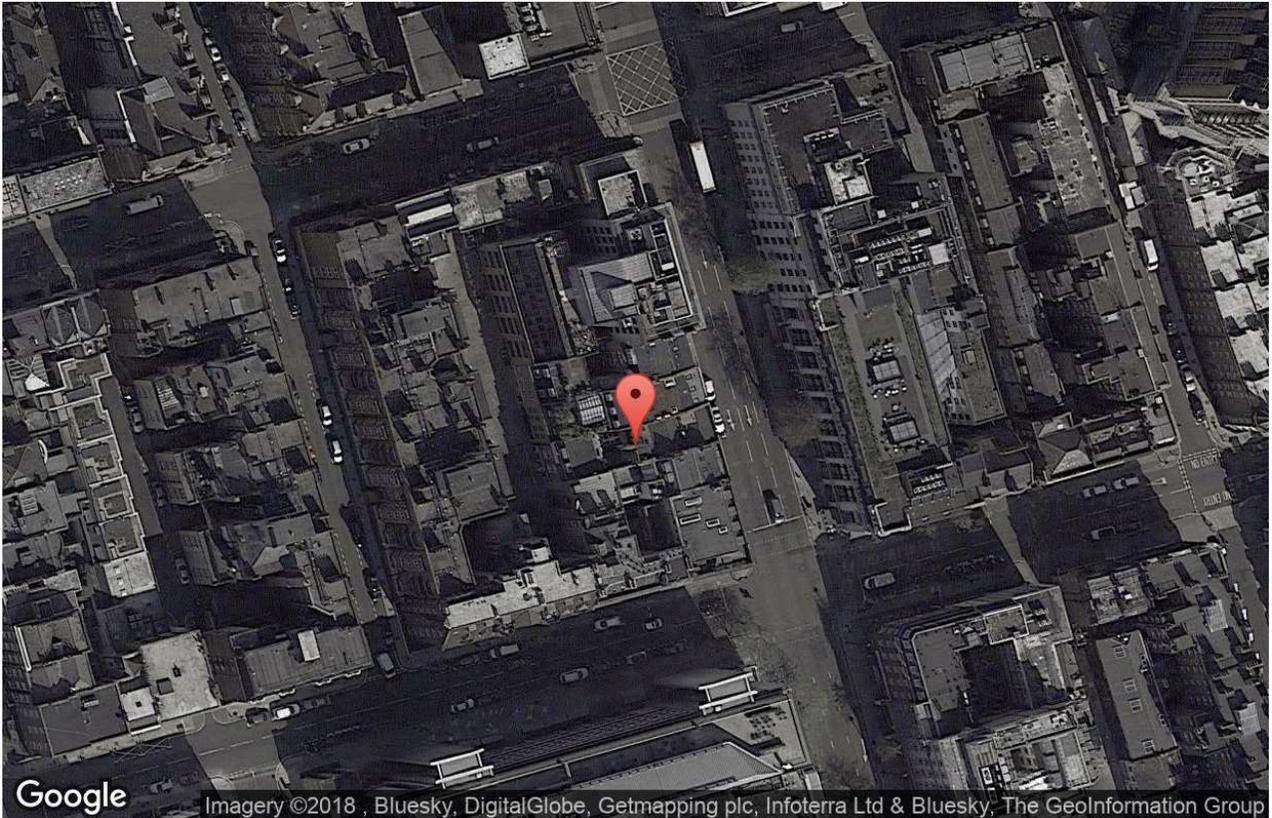
---

Suspended light fittings

---

Demised WCs

75 Baker Street, 75 Baker Street, London, United Kingdom W1U 6RE

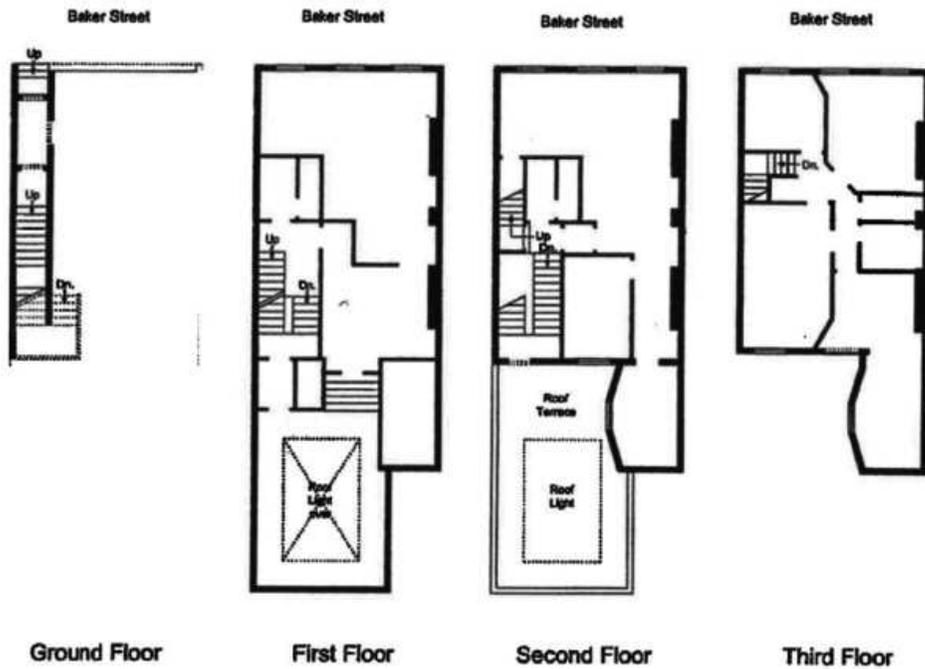


Data provided by Google

# Units & availability

Floor	Size sq ft	Rent psf	Total per annum	Planning usage	Status	From
Third	634	£50.00	£31,700.00	B1	Available	07/04/2018
First	966	£50.00	£48,300.00		Available	07/04/2018
Second	607	£50.00	£30,350.00		Available	07/04/2018
<b>Total</b>	<b>2,207</b>		<b>£110,350.00</b>			

\* All sizes NIA



**Essentials**

Rent	£110,100 per annum
Building type	Mixed use
Secondary classes	A3, B1
Available from	01/03/2018
Size	2,207 sq ft
VAT charges	VAT elected
Lease types	New
Lease details	A new FRI lease is available direct from the landlord

Marketed by: Cluttons

For more information please visit:

<http://example.org/m/23599-75-baker-street-75-baker-street>

**Location overview**

The Property is located on the Western side of Baker Street at its northern end, south of the junction with Marylebone Road.

**Transport**

0.9m To Paddington Crossrail Station

**Airports**

London City 9.2m, London Heathrow 13.4m, London Gatwick 25.7m

**National rail**

London Marylebone 0.3m, London Paddington 0.9m, London Euston 1.1m

**Tube**

Baker Street 0.2m, Marble Arch 0.4m, Marylebone 0.3m

**Physicals**

<b>Building owner</b>	Private individual
-----------------------	--------------------

**Viewings**

Notice it required until April

**Legal costs**

Each party will bear the costs

**VAT**

VAT elected

**Secondary planning class**

A3 and B1

**Lease summary**

A new FRI lease is available direct from the landlord



Notes:

---



---



---



---



---

# CLUTTONS

020 7408 1010  
info@cluttons.com

Cluttons



**Freddie Pritchard-Smith**

02076477094  
+447879556339  
freddie.pritchardsmith@cluttons.com

Cluttons



**Tom Roberts**

020 7647 7020  
0207 408 1010  
tom.roberts@cluttons.com

Cluttons



**Henry Brewster**

020 3880 9922  
07890081862  
henry.brewster@cluttons.com

Quote reference: RENT-23599

Cluttons LLP for itself and as agent for the vendor or lessor (as appropriate) gives notice that the particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a contract. Reasonable endeavours have been made to ensure that the information provided is correct however all descriptions and any other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. Neither Cluttons LLP, its partners or employees has any authority to make or give any representation or warranty whatever in relation to this property. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken and you should rely upon actual inspection. No assumption should be made in respect of parts of the property not shown in photographs. Any areas, measurements or distances are only approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.