



55 Baker Street, London, W1U 8EW

6,646 SQ FT FULLY FITTED ' PLUG & PLAY' OFFICE TO LET

SUBSTANTIAL REVERSE PREMIUM AVAILABLE

- Lease inside the Landlord and Tenant Act 1954
- Large ground floor atrium
- Excellent natural light throughout
- Separate private access from Dorset Street
- Impressive ground floor manned reception
- High quality fit out in situ
- Impressive floor to ceiling height throughout
- Comfort cooling

Overview.

6,646 SQ FT HIGH QUALITY FULLY FITTED ' PLUG & PLAY'
GROUND FLOOR OFFICE TO LET - **LEASE INSIDE THE
LANDLORD AND TENANT ACT**

Location.

55 Baker Street is a Landmark West End building situated on the West side of Baker Street. Baker Street, Bond Street, Marble Arch, Marylebone, and Oxford Circus stations are all within a short walking distance, providing convenient connections to the rest of Central London and beyond.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Part Ground Floor	6,646	617.43	Available
Total	6,646	617.43	

Specification.

Lease inside the Landlord and Tenant Act 1954, Impressive ground floor manned reception, Large ground floor atrium, High quality fit out in situ, Excellent natural light throughout, Impressive floor to ceiling height throughout, Separate private access from Dorset Street, Comfort cooling, 24 hour access and security, Bike racks and shower facilities, Entirely self contained.

Financials.

Passing Rent	£62 per sq ft
Rates Payable	£34.42 per sq ft
Service Charge	£12.33 per sq ft
EPC Rating	C (64)

Terms.

Assignment of the existing lease for a term expiring 07 January 2025, held **inside** the Landlord and Tenant Act 1954.

Alternatively, a new lease may be available direct from the Landlord on terms to be agreed.

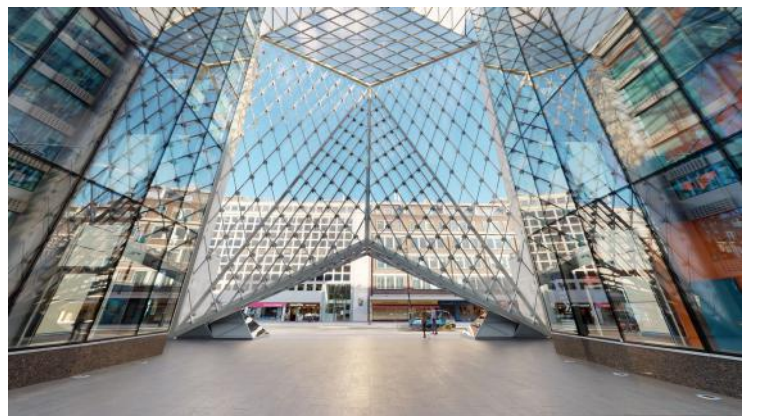
Contacts.

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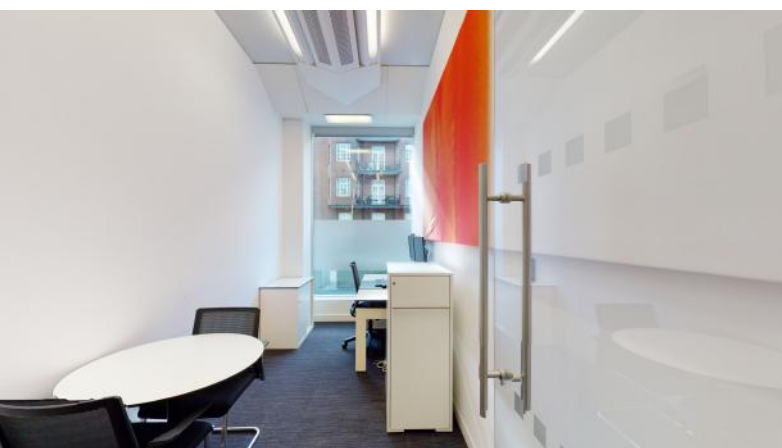
Andrew Knights

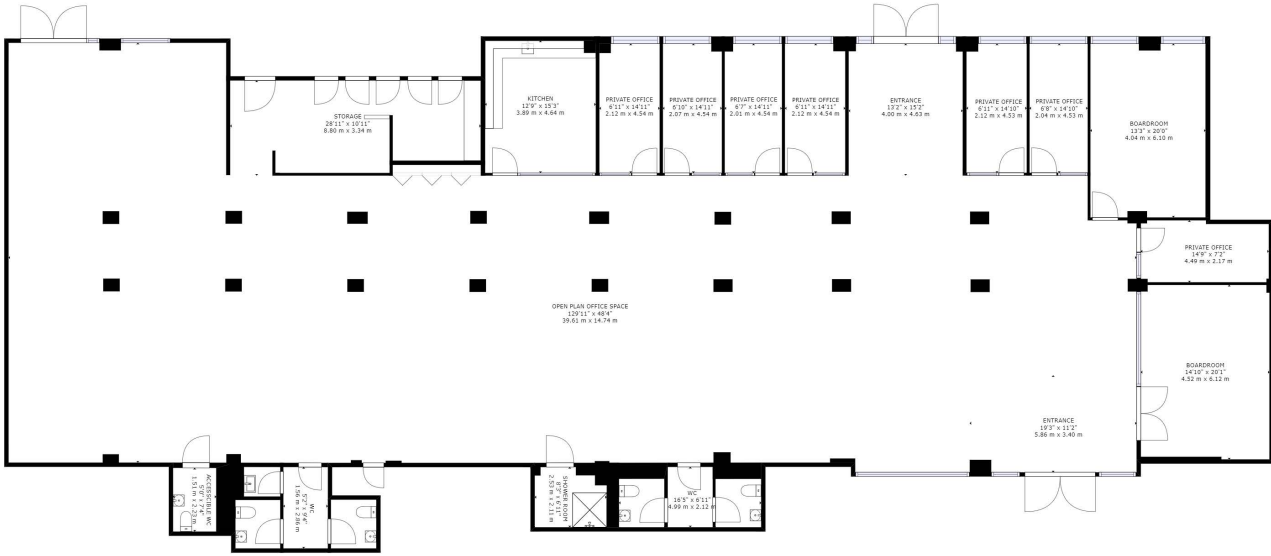
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GROSS INTERNAL AREA
FLOOR 1: 6551 sq. ft, 609 m²
TOTAL: 6551 sq. ft, 609 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

FLOOR 1

