

**Watson House, 54 Baker Street,
Marylebone, London, W1U 7BU**



FITTED OFFICE & 4 CAR PARKING SPACES | 3,602 – 7,204 sq ft



Location

54 Baker Street, is located mid way up Baker Street on the east side opposite the former Mark's & Spencer's HQ (now BDO's) known as 55 Baker Street. This location is superb for local amenities with both modern restaurant and boutique branded offerings as well as having the charming Marylebone High Street a moments walk away. Local stations including Bond Street, Baker Street and Marylebone Station make this area extremely well connected and popular.

Floor Areas

Floor	sq ft	sq m
4th Floor	3,602	334.6
3rd Floor	3,602	334.6
TOTAL (approx.)	7,204	669.2

*Measurement in terms of *NIA

Description

This building is owned by a well known local Landlord that are also locally based and have an interest in maintaining the area as a high quality office environment. The building has been occupied by the same tenants for many years. This bright office with excellent natural light benefits from 2 passenger lifts, self contained WC's, underfloor trunking, suspended ceiling and A/C. The existing fit out can also be made available providing a mix of open plan areas, a gym, shower, executive offices, kitchen and meeting rooms.

Jason Hanley, Partner

020 7025 1391

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

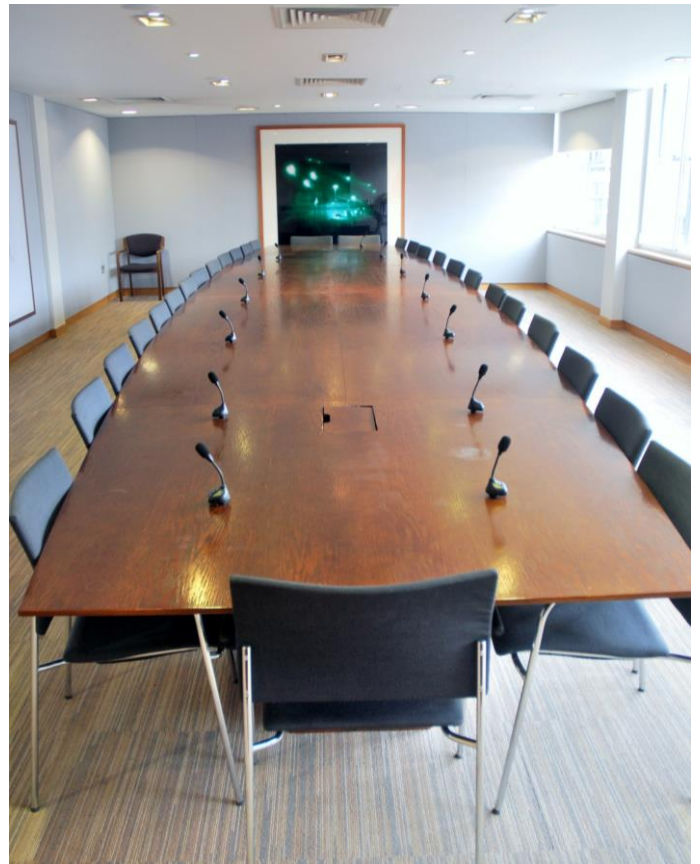
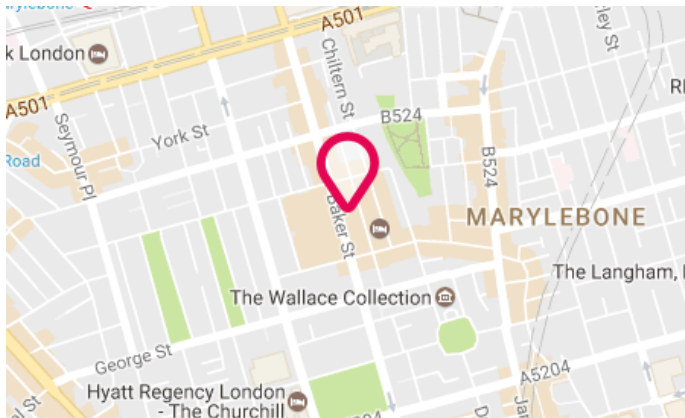
Subject to Contract August 2017

020 7025 1390 10 Golden Square London W1F 9JA 41 Lothbury London EC2R 7HG

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Terms

Tenure:	Leasehold by way of an assignment
Lease:	Separate leases expiring 01/08/24 with a rent review & tenant option to break 01/08/20. If not operated tenant receives 3 months rent free. The leases include 4 car parking spaces.
Rent:	The passing rent equates to approx. £54.72 psf. pax.
Rates:	Estimated at £21.47 psf pa 2017/18
Service Charge:	Estimated at £7.50 psf. pax.

Amenities

- Fitted Offices with Fibre and Furniture available
- Open Plan Areas & Private Offices
- Commissionaire & Smart Reception
- 2 Lifts
- Car parking / Bike Spaces
- Excellent natural light
- Self contained WCs & Shower
- AC
- Underfloor trunking

Jason Hanley, Partner

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