



SAVOY STEWART  
COMMERCIAL PROPERTY

OFFICES  
TO LET

## 111 BAKER STREET

London, W1U 6SG



### KEY POINTS

- Fully Refurbished
- Passenger Lift
- Own WC's
- Comfort Cooled
- Wooden Floor

TENURE	TO LET
SIZE	1,310 SQ FT
RENT	£60 PER SQ FT
EPC	D (79)

Contact us on 020 7495 3666 or visit [www.savoystewart.co.uk](http://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 property being two minutes' walk from Baker Street Underground Station (Bakerloo, Circle, Hammersmith & City, Jubilee and Metropolitan Lines) and a short walk from Marylebone Main Line Station.

## ADDITIONAL INFORMATION

The property has been recently refurbished and comprises a first floor with high ceilings and large windows overlooking Baker Street.

## ACCOMMODATION

The accommodation comprises the entire 1st floor of this attractive period building which is located close to Baker Street Station.

The floor has recently been refurbished and comprises a large open plan space which benefits from its own kitchen, shower and demised WC's.

Name	sq ft	sq m	Availability
1st	1,310	121.70	Available
<b>Total</b>	<b>1,310</b>	<b>121.70</b>	

## TERMS

A new lease is available directly from the freeholder.

## LEGAL COSTS

Each party are to be responsible for their own legal costs.

## VIEWING

Viewings are available by appointment through sole letting agents Savoy Stewart.

## RENT

£60 per sq ft

## BUSINESS RATES

Rates Payable: £16.50 per sq ft

## SERVICE CHARGE

£10 per sq ft



## VIEWING & FURTHER INFORMATION



Darren Best  
020 7478 9115  
[db@savoystewart.co.uk](mailto:db@savoystewart.co.uk)

or visit [savoystewart.co.uk](http://savoystewart.co.uk)



