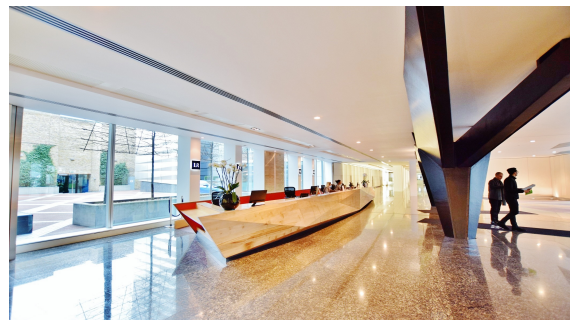




THE OFFICE

The available accommodation benefits from Grade A specifications and a high quality fit out. The unit can be accessed via either the main reception or via its own self-contained entrance located on Blandford Street. The building was redeveloped by Make Architects in 2008, with the architects placing a high emphasis on office well-being and energy efficiency. This has resulted in the scheme earning an 'Excellent' BREEAM rating.



AVAILABILITY & FLOOR PLANS

Available by way of a new lease direct from the landlord.

SPECIFICATION

Image

- Full access raised floors
- Chilled beam comfort cooling
- Self contained
- Demised WCs, showers and lockers
- High quality fit out
- Fibre optic connectivity
- Impressive entrance hall
- Multiple commissionaires
- Atrium
- Bike storage
- 24 hour access and security
- On-site Fitness First
- On-site cafe
- EPC - TBC

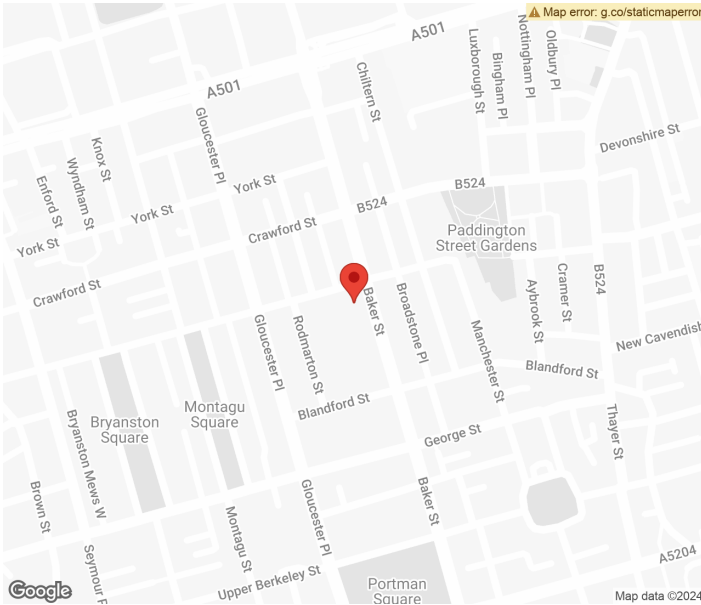
Image not found or type unknown

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
Ground	765.89	8,244	£77.50	£31.80	£10.76	£989,774.64	Available

LOCATION

The building is prominently located halfway up Baker Street, in the heart of Marylebone. The area is well served by a vast range of bars, restaurants and shops. Additionally, the building benefits from a Fitness First located on the ground floor.






COMMUNICATION

Both Baker Street (Bakerloo, Circle, Hammersmith & City, Jubilee & Metropolitan lines) and Marble Arch (Central line) underground stations are located within close proximity. Marylebone (Chiltern railways) station is also easily accessible.

WALKING TIMES

From the building

	Baker Street	5 Minutes
	Marylebone	6 Minutes
	Marble Arch	10 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT