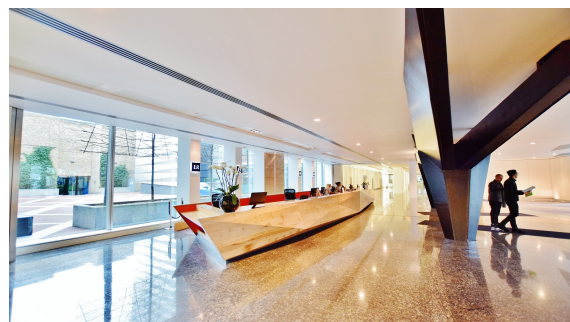




## THE OFFICE

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

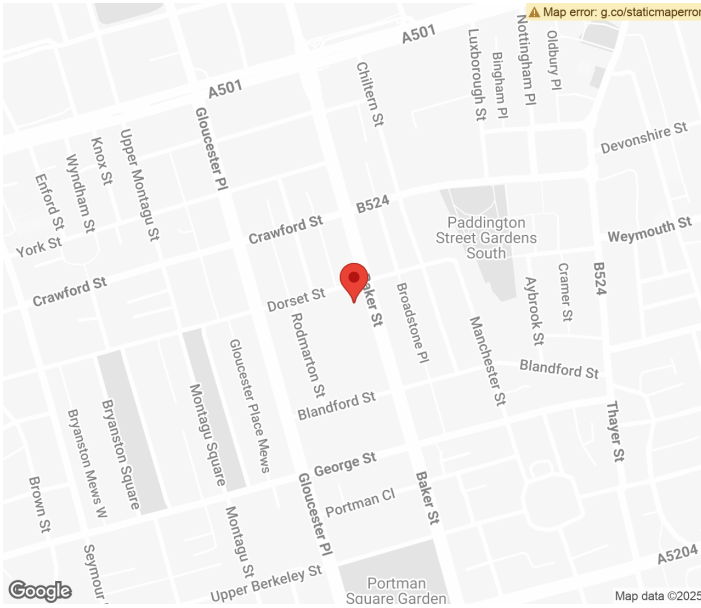
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## AVAILABILITY

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](mailto:hello@theworkplacecompany.co.uk)



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

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