



ROBERT IRVING BURNS



1ST FLOOR

118 BAKER STREET

MARYLEBONE, LONDON, W1U 6TU

TO LET

OFFICE PREMISES IN MARYLEBONE

SUITABLE FOR CLASS E
(OFFICE, MEDICAL, CLINIC)

785 SQ.FT.

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR

Location



The Kitchen at Holmes



Chiltern Street



Chiltern Firehouse



KOBOX

Location

This attractive period building is located on the east side of Baker Street, two minutes' walk from Baker Street Station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith & City Lines).

The local area provides an excellent selection of bars, cafes, restaurants and shops.

118 BAKER STREET

RIB

Description



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The opportunity is arranged over the 1st floor and accessed by an internal stairwell. The demise is split between two front and rear office spaces, benefitting from fantastic ceiling height.

The front office presently has 2 internal divisions for informal meeting space. The unit further benefits from comfort cooling (not tested), entry phone system, kitchen and 2 x WCs. The space is further carpeted and is flooded by front and rear natural light.

Amenities

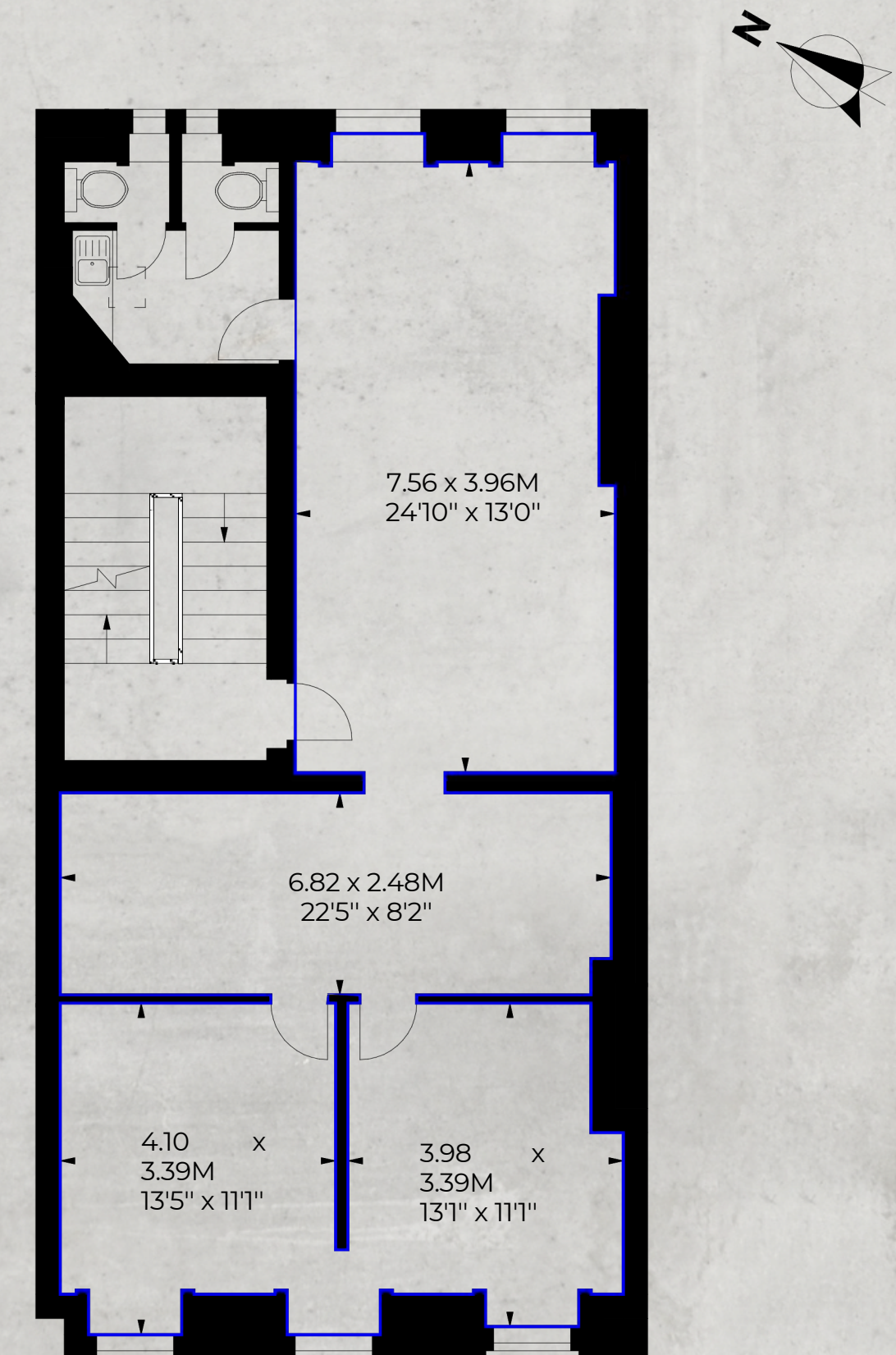
- Comfort cooling (not tested)
- Carpeted flooring
- Up lighting
- Kitchen
- 2 x WCs
- Entry phone system
- Amazing ceiling height



LOWER GROUND FLOOR & GROUND FLOOR

Total Size (sq.ft.)	785
Quoting Rent (p.a.) excl.	£46,670
Service Charge	TBC
Estimated Rates Payable (p.a.)	£13,723
Estimated Occupancy Cost excl. (p.a.)	£60,393

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



First Floor 72.89
sqm / 785 sqft

LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

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

EPC

Available on request.

VAT

The property is not elected for VAT.

FLOOR PLANS

Scaled Floor Plans available on request.

VIEWINGS

Strictly through RIB or our joint agents Wigmore Commercial.

Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/ source of funds, showing how the transaction is going to be funded may be required.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. November 2024

The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a serif font. The 'I' is stylized with three vertical bars of increasing height, resembling a bar chart or a stylized '1'. The 'R' and 'B' are solid.

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