



1ST & 3RD FLOOR

118 BAKER STREET

MARYLEBONE, LONDON, W1U 6TU

TO LET

**OFFICE PREMISES IN MARYLEBONE
TO BE REFURBISHED**

SUITABLE FOR CLASS E
(OFFICE, MEDICAL, CLINIC)

785- 1,580 SQ.FT.

RIB

ROBERT IRVING BURNS

Location



The Kitchen at Holmes



Chiltern Street

118 BAKER STREET



Chiltern Firehouse



KOBX

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.

RIB

Description



Description

Situated in this impressive period building which is undergoing full refurbishment, the opportunities are on 1st and 3rd floor.

Both floors are accessed by an internal stairwell after entering the building through its Baker Street entrance where there is a great period reception area.

The first floor demise is split between two front and rear office spaces, benefitting from fantastic ceiling height. The floor is to be refurbished to an excellent standard with the following:

- New engineered timber flooring
- New comfort cooling system
- New wardrobed kitchen/tea point area
- New WCs (x2)
- New LED lighting
- Fully redecoration
- New entry phone system

The 3rd floor is currently mid refurbishment and will benefit from impressive open eaves, engineered timber flooring, new kitchenette/tea point, new WCs and new comfort cooling system.

Amenities

Amenities (both floors)

- to be refurbished
- new comfort cooling
- new engineered timber flooring
- new perimeter trunking
- new kitchenette/wardrobe style tea point
- new WCs
- new entry phone system

Amenities (building)

- period features throughout
- internal staircase
- staircase atrium window
- to be fully refurbished
- period style reception



1st Floor Front - To Be Refurbished

1st Floor CGI Photos



1st CGI photos for indicative purposes

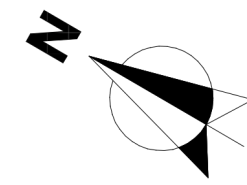
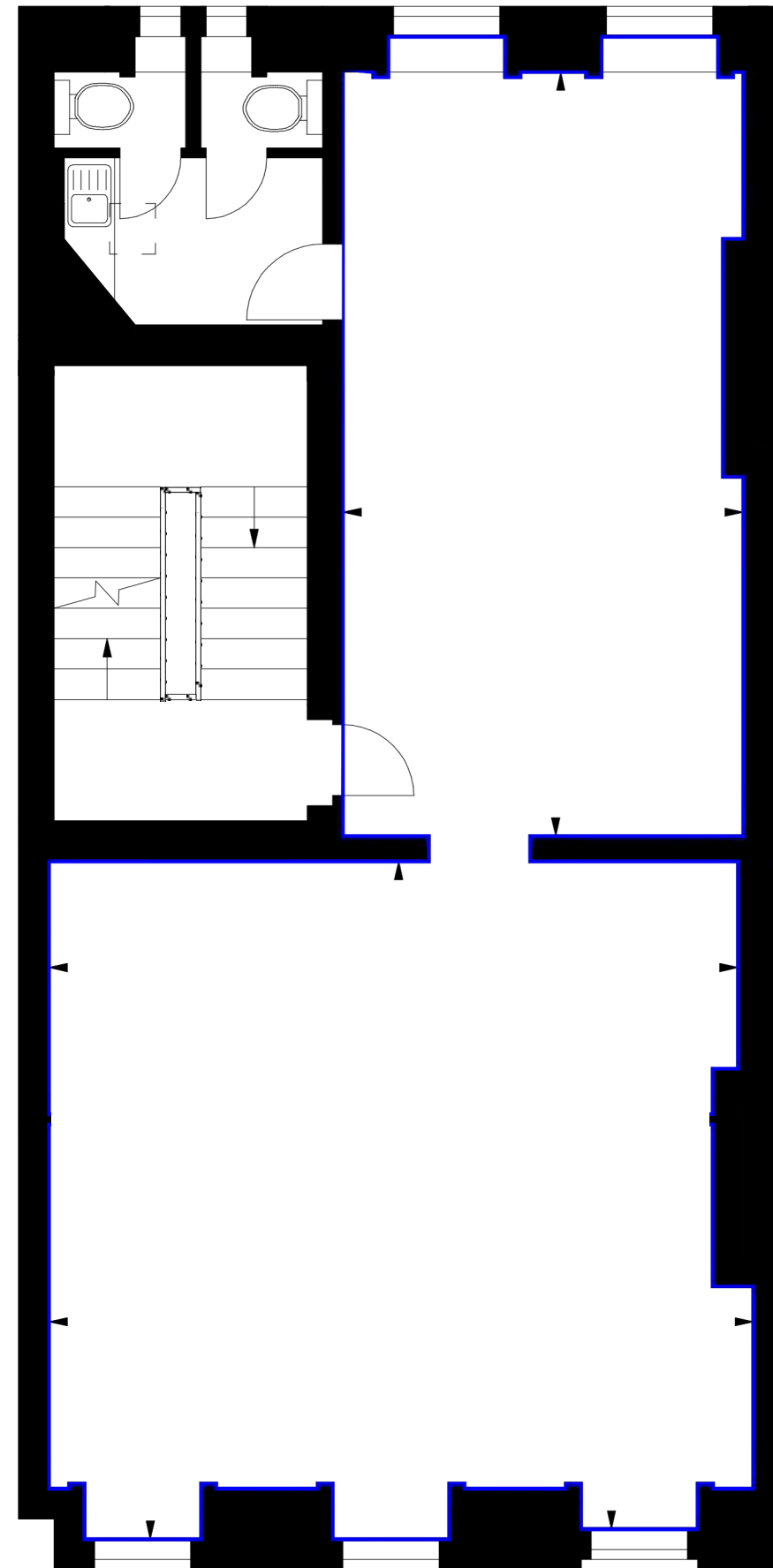
3rd Floor Photos



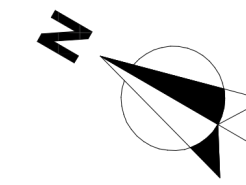
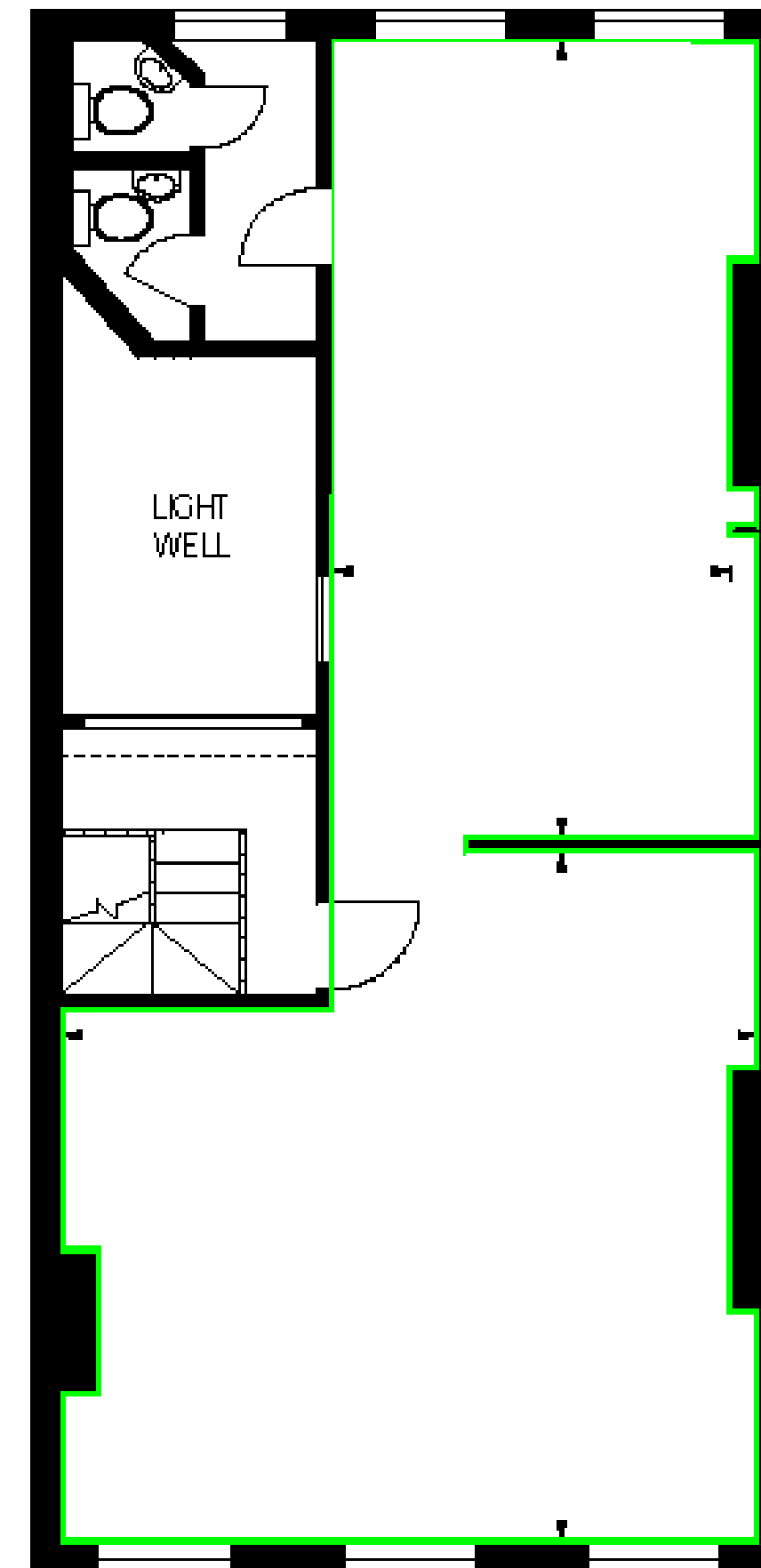
Floor	1st Floor	3rd Floor	Total
Size (sq.ft.)	785	795	1, 580
Quoting Rent (p.a.) excl.	£46,670	£41,738	£88,408
Service Charge	£3,247	£3,365	£6,612
Estimated Rates Payable (p.a.)	£13,723	£12,600	£26,322
Estimated Occupancy Cost excl. (p.a.)	£63,639	£57,702	£121,341

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.

Accommodation



First Floor
72.89 sqm / 785 sqft



Third Floor
73.85 sqm / 795 sqft

LEASE

New effective Full Repairing and Insuring lease(s) 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. March 2025.

WWW.RIB.CO.UK

CONTACT US

Ben Kushner

020 7927 0637

Ben.k@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

Michael Georgiou

020 7927 0743

Michael.g@rib.co.uk

OUR JOINT AGENTS

Jason Borrows

020 7636 6369

jason@wigmorecommercial.com

Daniel Isaacs

020 7529 5559

dbi@wiltshiredaniels.com

RIB

ROBERT IRVING BURNS