



## 116 BAKER STREET

### OVERVIEW

116 Baker Street, situated on one of London's most famous streets, offers a contemporary, design-led workspace.

Spread over five floors, this self-contained building in Marylebone benefits from extensive natural light and a modern finish.

The fully furnished offices have pre-installed high speed broadband, a truly 'plug and play' offering.

This boutique period property provides eleven unique and private office suites varying in size along with two kitchens and breakout space.

### AMENITIES

Meeting Rooms

Breakout Space

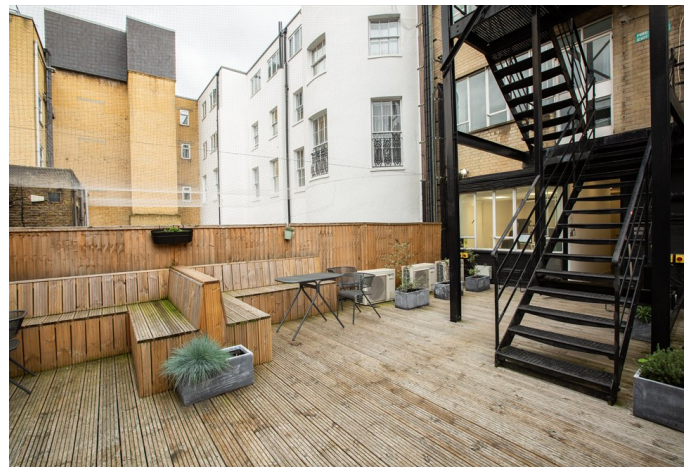
Wooden Flooring

Fully Furnished Offices

Dog Friendly

Kitchens

High Speed Broadband



## TERMS

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Flexible by arrangement

## SUMMARY

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Available Size	150 sq ft to 4,000 sq ft
Price	£550 per desk per month
Business Rates	Included in desk rate
VAT	Elected

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## VIEWING & FURTHER INFORMATION

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Viewing strictly by prior appointment with the sole agent:

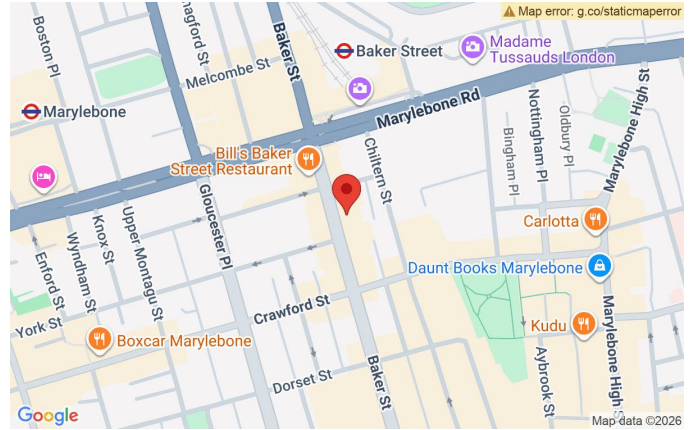
### CATHERINE ALEXANDER

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[catherine@bureauoffice.co.uk](mailto:catherine@bureauoffice.co.uk)

+44 (0)7811 111600

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## LOCATION

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116 Baker Street is located a few moments from Baker Street station (Bakerloo, Jubilee, Metropolitan, Circle and Hammersmith and City lines) and a short walk from Marylebone Station (Bakerloo and National Rail lines).

There are a huge number of cafes, bars and restaurants on Baker Street so finding a post work entertainment venue is a breeze. The best in class retail amenities of Oxford Street are a 10 minute walk from the building.

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