

104A BAKER STREET

LONDON, W1U 6TN



GRYPHON
PROPERTY PARTNERS

DESCRIPTION

Being spread over three floors, this self-contained building benefits from extensive natural light and a sleek modern finish. This boutique period property provides three unique and private office suites varying in size as well as a meeting room all of which are maintained by the friendly on-site team of staff which ensures your business will always be running smoothly.

LOCATION

As well as being situated on one of London's most famous streets, this building is also just moments away from the Sherlock Holmes Museum, Madame Tussaud's wax museum and the delicious food of the Chiltern Firehouse. This results in a diverse and rich culture that everyone will enjoy. Edgware Road, Baker Street and Marylebone stations are all within a five-minute walk which provides access to the underground network as well as National Rail links to the rest of the UK.

SPECIFICATION/AMENITIES

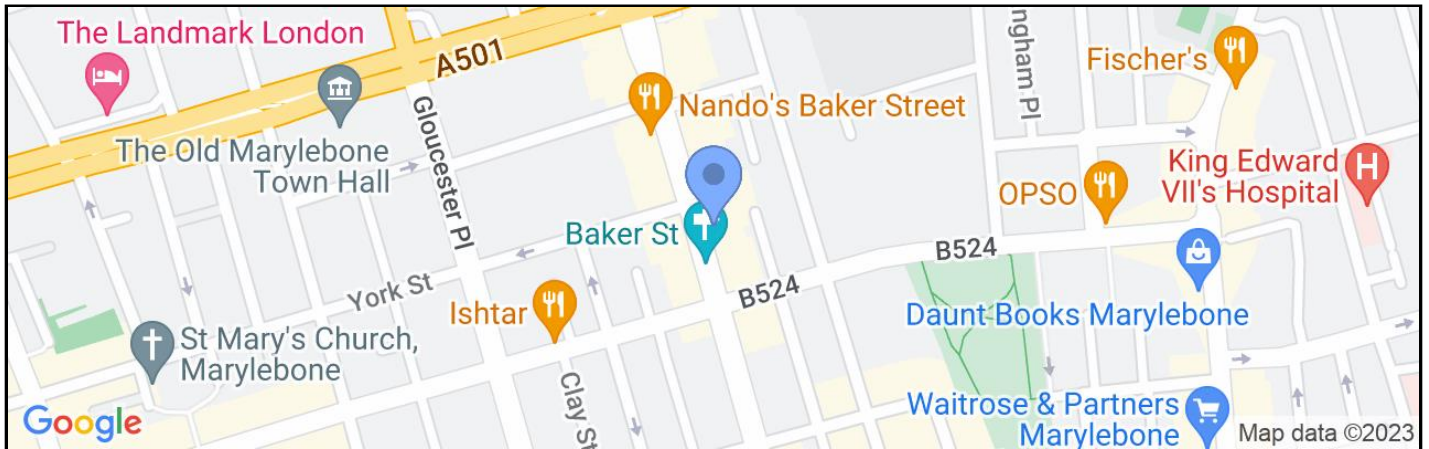
- Meeting Room
- Kitchenette
- Daily Cleaning
- Reception
- Onsite Staff
- WiFi

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

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Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. March 2023