

116 BAKER STREET

116 BAKER STREET, MARYLEBONE, W1U 6TS



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This building offers a contemporary, design-led workspace which benefits from an abundance of natural light. This boutique period property provides eleven private offices which all vary in size and are spread over five floors.

LOCATION

Situated on one of London's most famous streets, this building provides an extremely sought after address. There is a huge amount of fantastic eateries and bars as well as boutique shops and high-end retailers ensuring you will never be short of things to do both during your lunch break and after work. With Baker Street and Marylebone Stations both just moments away, staying connected to the rest of the city and the UK couldn't be easier.

SPECIFICATION/AMENITIES

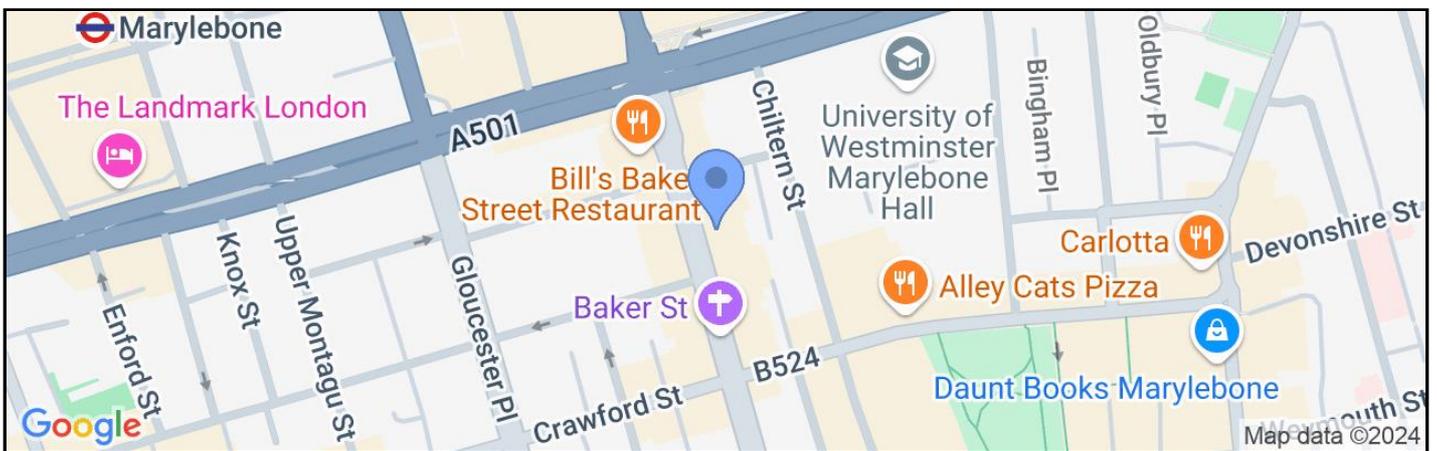
- Daily office cleaning
- Kitchenette
- Flexible Working
- 3 meeting rooms included in the price
- Air conditioning
- Shower Facilities
- Lift Access

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

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. October 2024