

## BRIGHT 2<sup>ND</sup> FLOOR OFFICE TO LET IN THE HEART OF MARYLEBONE

**CAPARO HOUSE, 101-103 BAKER STREET, LONDON W1U 6FG**  
**2,100 SQ. FT.**



### LOCATION

The property is located a short walk from Baker Street Station (Bakerloo, Hammersmith and City, Metropolitan and Jubilee line.) Baker Street itself benefits from a variety of well-known retailers, cafes and restaurants including Chipotle, Eat, 106 Baker Street, Gourmet Burger Kitchen and Belle Italia.

### GOOGLE MAPS

[LINK](#)

## DESCRIPTION

The offices benefit from natural light on two sides and includes a kitchenette, heating, air cooling and a number of separate meeting room. The building has its own commissionaire/managed reception and passenger lift serving all floors.

## AMEMITIES

- Passenger Lift
- Floor Boxes
- Excellent Natural Light from 2 Sides
- Good Ceiling Height
- Manned Reception
- Entry Phone System.
- Kitchenette
- Raised Flooring

## AREAS

Floor	m <sup>2</sup>	ft <sup>2</sup>	Quoting Rent PA exclusive
Second Floor	195.10	2,100	£131,250



## LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act are available direct from the landlord for a term to be agreed.

## SERVICE CHARGE

Circa £18 per square foot.

## BUSINESS RATES

**Local Authority: Westminster**

Current rateable value:

1<sup>st</sup> & 2<sup>nd</sup> Floor -£187,000 (1<sup>st</sup> & 2<sup>nd</sup> floor currently assessed together)

Please note, this is not the rate you pay. Interested parties are advised to make their own enquires.

## EPC

Available on request.

## LEGAL COSTS

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

## VIEWINGS

Through Robert Irving Burns.

**Henry Bacon Tel: 020 7927 0646**

Email: [henry@rib.co.uk](mailto:henry@rib.co.uk)

**Elliot Simmons Tel: 020 7927 6339**

Email: [elliott@rib.co.uk](mailto:elliott@rib.co.uk)

**Jonny Novick Tel: 020 7927 6575**

Email: [jonny@rib.co.uk](mailto:jonny@rib.co.uk)