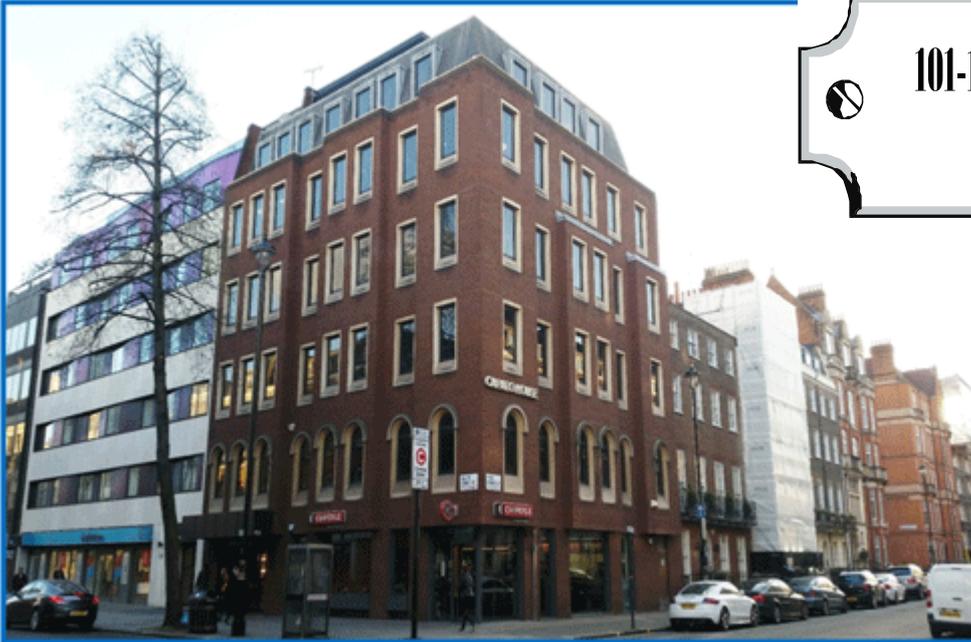




approx 2,100 sq.ft (195 m²) Second Floor Suite TO LET

James Lewis and Company

39 Fitzroy Square
London W1T 6EZ
Tel: 020 7631 4565/ 07860 370 220
email: brian@jameslewis.co.uk



101-103 Baker Street
London W1

LOCATION:

The property is located a short distance walk from Baker Street Station (Bakerloo, Hammersmith and City, Metropolitan and Jubilee line.) Baker Street itself benefits from a number of different shops, Cafes and restaurants.

ACCOMMODATION:

The 2nd Floor office benefits from natural light on three sides. The premises include a Kitchenette, Heating, Air cooling and a separate meeting room. The building itself has its own commissionaire which all tenants in the building benefit from.

AMENITIES:

- Lift
- Raised floor
- Excellent Natural Light
- Entry Phone Access
- Manned Reception
- Kitchenette
- Air – Cooling (not tested)

RENT: £131,250 per annum exclusive
(approx £62.50 per square foot)

LEASE: A new lease for a term to be agreed,
Outside the Landlord and Tenant Act.

LEGAL COSTS: Each party to be responsible for their own legal costs

POSSESSION: Upon completion of legal formalities.

VIEWING - Strictly by appointment through Sole Agents, James Lewis & Company



IMPORTANT NOTICE: These particulars have been prepared in all good faith to give a fair overall view of the Property. If any points are particularly relevant to your interest in the Property please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the Property is in good structural condition or otherwise. Any areas, measurements or distances referred to are given as a guide only and are not precise. Descriptions of the property are subjective and are used in good faith as an *opinion* and NOT as a statement of fact. Please make further specific enquiries to ensure our descriptions are likely to match any expectations you may have of the property. No representation or warranty whatever is made or given during negotiations. in particulars or elsewhere. **All matters remain Subject to Contract and availability.**