

**SELF CONTAINED  
OFFICES WITH OWN  
FRONT DOOR**

**NO SERVICE CHARGE**

**TO LET**



## **PITT HOUSE, 120 BAKER STREET, W1**

### **LOCATION**

This building is located on the east side of Baker Street, opposite the junction with Bickenhall Street. Marylebone and Baker Street stations are close by together with a broad mix of shops, restaurants, hotels and bars..

### **ACCOMMODATION**

Pitt House comprises an attractive **self-contained** Grade II listed building which has recently been redecorated and re-carpeted throughout and provides modernised offices having the following approximate net internal floor areas:

<b>Third Floor</b>	-	<b>686 sq ft</b>
<b>Second Floor</b>	-	<b>645 sq ft</b>
<b>First Floor</b>	-	<b>670 sq ft</b>
<b>Ground Floor</b>	-	<b><u>337 sq ft</u></b>
<b>TOTAL</b>	-	<b>2,338 sq ft</b>

### **FEATURES**

- Impressive 1<sup>st</sup> floor boardroom
- Independent Gas central heating
- Redecorated throughout
- Kitchenette

### **LEASE**

A new lease is available for a term by arrangement

### **RENT**

£64,250 per annum exclusive (£27.50 per sq ft)

### **VIEWING**

For further information or an appointment to view please contact joint sole agents:

**Jeffrey Craig  
Lewis Craig  
020 7009 0480**

**Andrew Rosen  
Braham Good  
020 7935 1653**

July| 2010

#### **IMPORTANT NOTICE**

These particulars are provided as a general guide only and do not form part of any offer or contract. No representation or warranty is given and interested parties should satisfy themselves as to the accuracy of all information provided.

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