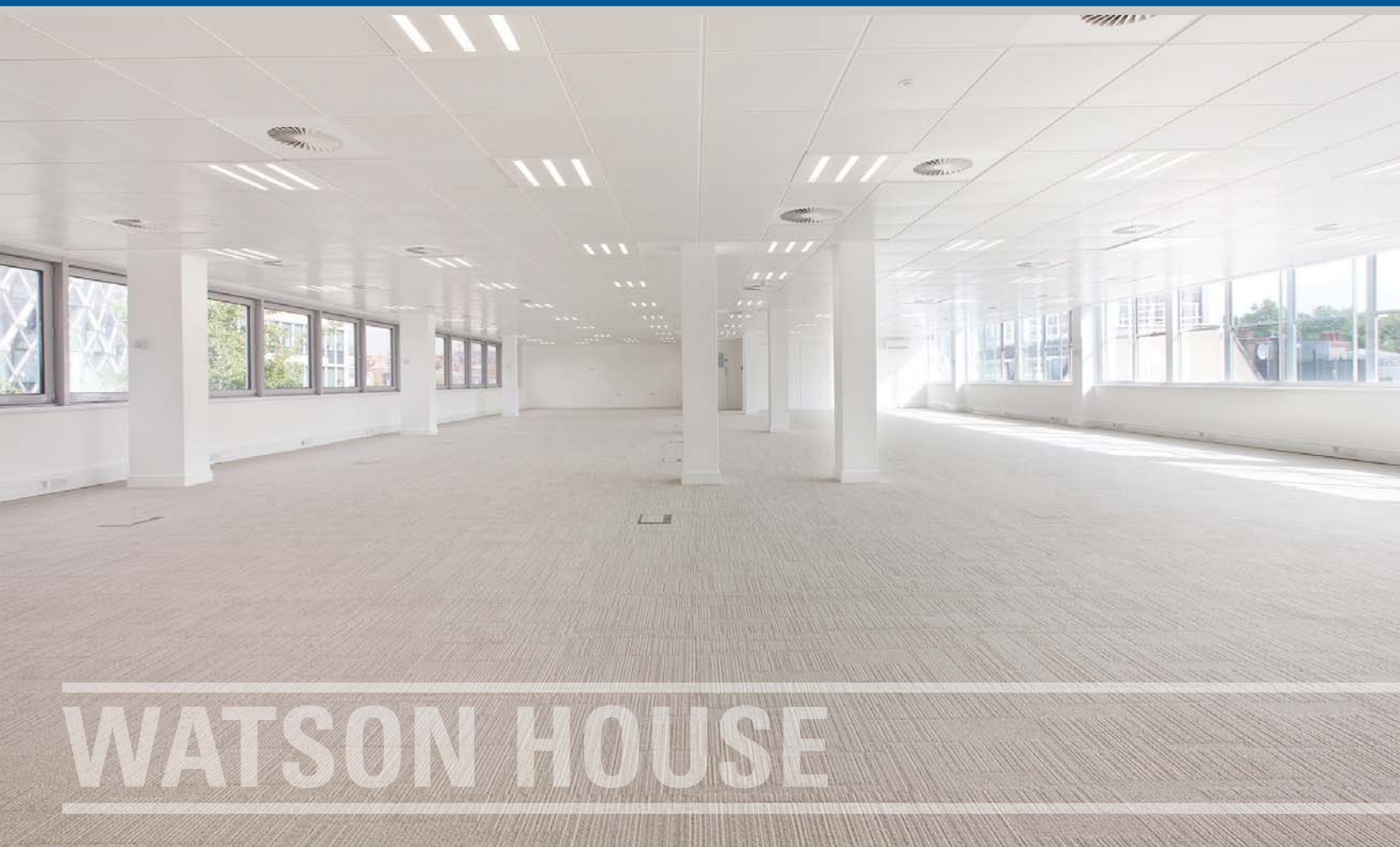


LONDON W1

54 BAKER STREET



WATSON HOUSE

3,564 sq.ft. approx

SELF CONTAINED NEWLY REFURBISHED
AIR CONDITIONED OFFICE FLOOR TO LET



ACCOMMODATION

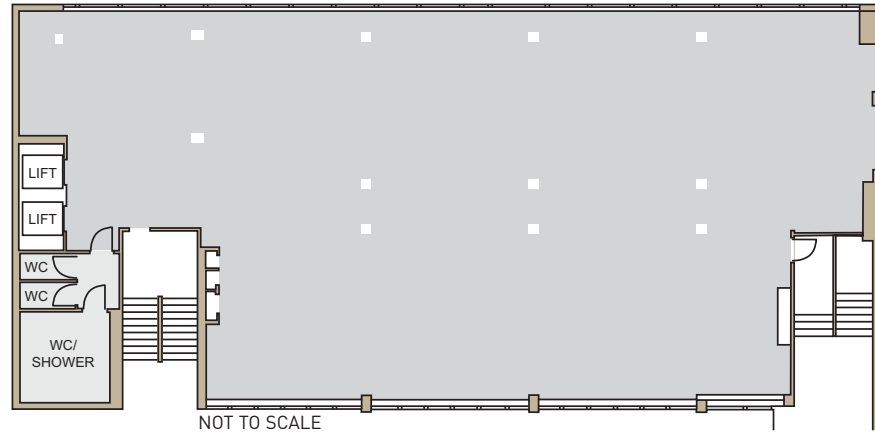
Comprises the entire 5th floor, which is approached via a contemporary double height spacious entrance hall. The floor has been refurbished to provide Grade A open-plan accommodation, having an approximate net internal floor area of **3,564 sq.ft.**

FEATURES

- **Manned reception**
- **Visitor seating**
- **Air conditioning**
- **New lighting**
- **Private WCs**
- **Excellent natural light**
- **Double height entrance**
- **2 passenger lifts**
- **Underfloor and perimeter trunking**
- **Metal tiled ceiling**
- **Shower**
- **Car parking available**

LOCATION

This prominent building is situated on the east side of Baker Street midway between Dorset Street and Blandford Street and close to Baker Street and Marylebone stations.



TERMS

A new lease from the landlord is available for a term by arrangement. Rent upon application.

VIEWING

By appointment through sole agent.

Andrew Rosen/Paul Gold

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

020 7935 1653
www.brahamgood.co.uk

Particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (September 2011)