

# 43-45 DORSET STREET

LONDON W1

AT THE JUNCTION WITH BAKER STREET

**LAZARI**  
INVESTMENTS  
**BAKER STREET ESTATE**



**NEWLY REFURBISHED FIRST FLOOR OFFICE SUITE**

2,606 sq ft (242 sq m) approx



## LOCATION

This prominent corner building is situated at the junction of Baker Street with Dorset Street. The area is well served for restaurants, shopping and transport facilities with Baker Street underground station and Marylebone underground and mainline station being within close proximity.

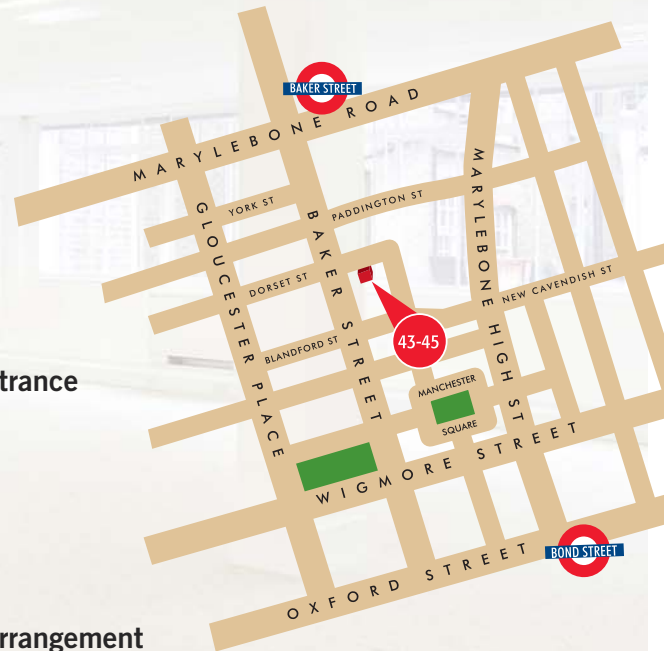
## ACCOMMODATION

Comprises a **first floor**, newly refurbished office suite, which is presently arranged in open plan layout but easily capable of division into cellular offices. The office extends to approximately 2,606 sq ft (242 sq m).



## FEATURES

- ▶ Comfort cooling
- ▶ Passenger lift
- ▶ Perimeter trunking
- ▶ Light from three sides
- ▶ Private WCs
- ▶ Attractive ground floor entrance
- ▶ Feature skylights
- ▶ Kitchenette
- ▶ Window blinds
- ▶ Car parking by separate arrangement



## RENT

Upon application.

## LEASE

A new lease will be granted for a term by arrangement.

## VIEWING

By appointment through sole agents.

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 2009)

Andrew Rosen

# Braham Good

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