

NEW INSTRUCTION

AIR CONDITIONED SELF CONTAINED OFFICE FLOOR

APPROX 3,600 SQ FT

CAR PARKING AVAILABLE - DUE TO UNDERGO REFURBISHMENT

WATSON HOUSE, 54 BAKER STREET, W1

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.

ACCOMMODATION

Comprises the entire **5th floor**, which is approached via a spacious recently refurbished contemporary double height entrance hall. The floor will shortly be the subject of a extensive refurbishment programme to provide Grade A open-plan accommodation. The approximate net internal floor area is **3,600 sq ft**

FEATURES

- 2 Passenger Lifts
- Manned Reception
- Double Height Entrance Hall With Waiting Area
- Metal Tiled Ceiling
- New lighting
- Private WCs and Shower
- 4 Pipe Fan Coil Air-conditioning
- Excellent Natural Light
- Car Parking By Separate Arrangement

LEASE

A new lease for a term by arrangement

RENT

£45 per sq ft per annum exclusive of outgoings and VAT

VIEWING

Strictly by appointment through sole letting agent:

Contact Andrew Rosen or Paul Gold

April 2011

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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