

WATSON HOUSE

54 BAKER STREET

LONDON W1



SELF CONTAINED NEWLY REFURBISHED
AIR CONDITIONED OFFICE FLOOR TO LET
3,620 sq. ft. approx

WATSON HOUSE



LOCATION

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

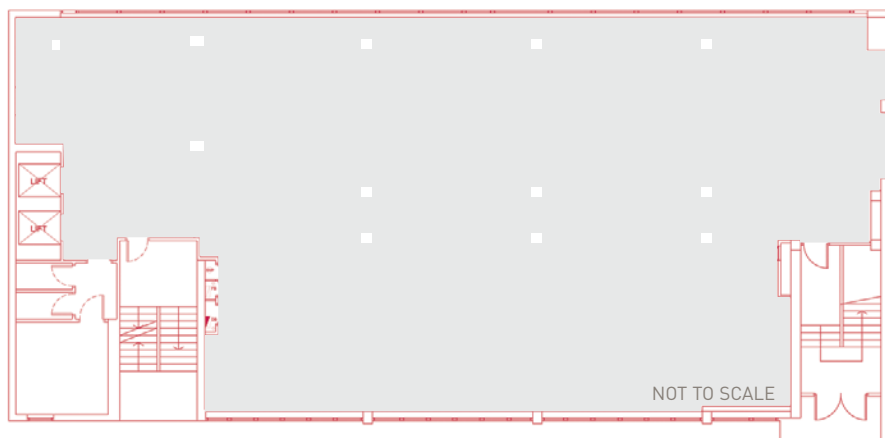
DESCRIPTION

Approached via a newly designed double height manned entrance, the entire **2nd floor** has undergone an extensive refurbishment programme providing a bright open plan Grade A office floor. The approximate net internal floor area is **3,620 sq ft.**



FEATURES

- 2 Automatic passenger lifts
- Manned reception
- Double height entrance hall with waiting area
- 4 pipe fan coil air conditioning
- Metal tiles ceiling
- LG 7 lighting
- 3 Compartment under floor and perimeter trunking
- Private wc's
- Capped off services for kitchenette
- Excellent natural light
- 24 hour access
- Car parking by separate arrangement



TERMS

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

VIEWING

By appointment through sole agents.

Andrew Rosen/Paul Gold

Braham Good

SURVEYORS & COMMERCIAL
PROPERTY CONSULTANTS

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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. (February 2010)