

WELL DESIGNED FULLY FITTED SELF CONTAINED OFFICES TO LET

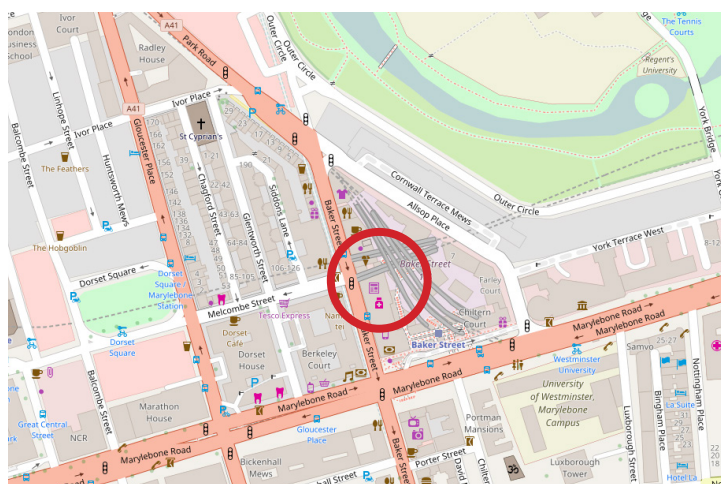
CHILTERN COURT, 188 BAKER STREET, LONDON, NW1 5SD



Location

The property is located on the east side of Baker Street just north of Marylebone Road (A40) and has therefore excellent transport links to Baker Street underground and Marylebone mainline station. Paddington mainline station is a short walk. Access to major bus routes are located just outside the property.

The offices are just north of 'Marylebone Village' with its fine shopping, thriving restaurants, cafes and pubs.



Description

The offices are on the raised lower ground floor of this substantial period building that corners Baker Street and Marylebone Road.

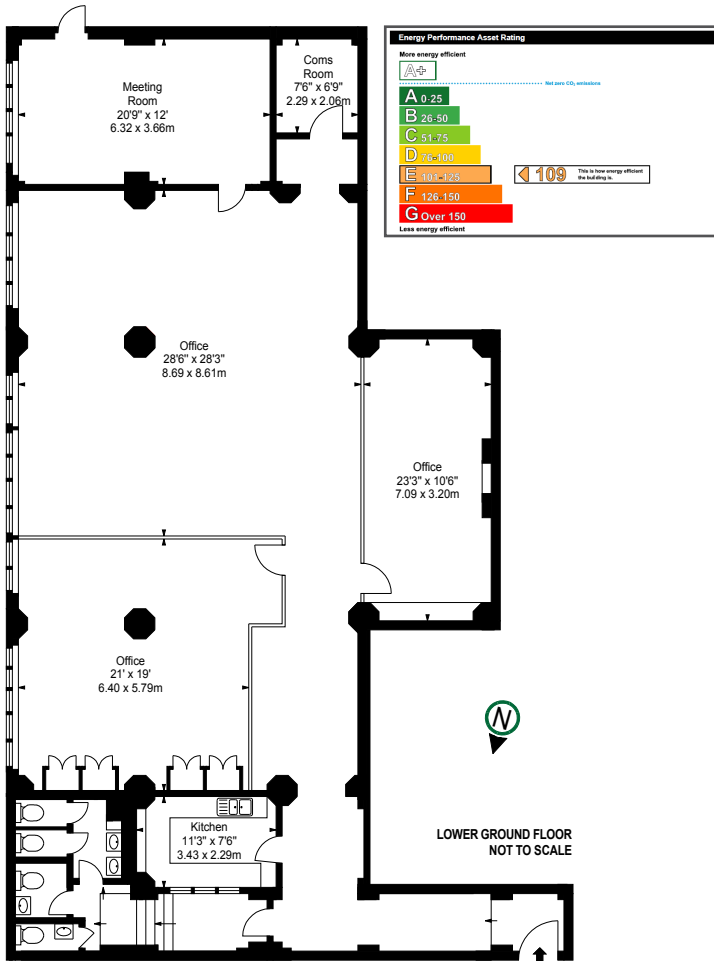
The entrance has 24 hour portage and a lift to the floor. The offices are self contained with WCs and a fully fitted kitchen and have good natural light.

The offices have recently been comprehensively refurbished to a very high standard with floor boxes and are fully wired for small power, IT and phone lines.

The offices are split into various areas with quality demountable glass partitions. There is a dedicated boardroom and air conditioned communications room.

Benefits include:

- 'Plug & Play' Work Space
- Central Heating
- Good Natural Light
- 24 Hour Portage
- Lift to Offices
- Fully Fitted Kitchen with Dishwasher, Fridge and 'Quooker' Hot Water Supply
- Automatic Lighting on Entry
- Glass Partitions
- Breakfast Bar
- Fully Alarmed
- Four Toilets
- Located Outside Congestion Zone



The designer furniture shown is available for sale by separate negotiation which includes not least, 18 full work stations, desktop screens, boardroom table and chairs, leather reception sofa, casual display tables, kitchen bar stools, one small key safe and fitted and free standing storage cupboards.

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed. The property provides the following approximate floor area:

Net Internal Area: 2,222 sq ft / 206.42 sq metres

Rent

£133,320 per annum exclusive (£60.00 per sq ft exclusive).

Business Rates

We understand the current rates payable up to 31st March 2017 are £17,892 per annum equating to £8.05 per sq ft. This is based on a RV of £36,000. The new 2017 rateable value remains the same at an RV of £36,000. All interested parties are advised to make their own enquiries with City of Westminster Council and the Valuation Office Agency.

Service Charges

The service charge is currently running at approximately £15,300 per annum for the years 2016-2017, equating to £6.88 per sq ft. This we understand includes building insurance.

Legal Costs

Each party is responsible for their own legal costs incurred in this transaction.

For Viewings

Through sole agents:
Dowd & Co
Kevin Dowd
Tel: 0207 636 7411
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DOWD & CO
Chartered Surveyors
& Property Consultants



Importance Notice

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given by the vendor or agents Dowd & Company Chartered Surveyors. All floor areas are approximate.

