



215 Baker Street A3 Unit for Rent at £140,000 + VAT / Annum

Ground floor A3 Commercial Unit to rent, based at 215 Baker Street. The local area boasts world-renowned attractions, within a highly dense Residential area and commercial hub.

We comply with all the Estate Agency Laws & Regulations and proud members of:

PRIME CENTRAL LOCATION

A3 USAGE

APPROVAL FOR OUTDOOR SEATING HAS
PREVIOUSLY BEEN APPROVED FOR 9 TABLES

NEWLY REFURBISHED FLOORS, WALLS CEILING &
LIGHTING

FULLY FITTED KITCHEN

LARGE WALK-IN FREEZER

AIR CONDITIONING UNITS INSTALLED

CCTV CAMERAS THROUGHOUT

AVAILABLE IMMEDIATELY

PREMIUM: OFFERS INVITED

ABOUT THIS PROPERTY

The commercial property is based in the heart of London, at 215 Baker Street, Marylebone, London NW1 6XE. The local area boasts world-renowned attractions, within a highly dense Residential area and commercial hub.

Prime central London Tourist Location

Premises: Prime central London Location. A3 Usage. Approximately 1500 SQFT. Air conditioning units installed. Newly refurbished flooring, walls, ceiling, lighting. Approval for outdoor seating has previously been approved by Westminster council for 9 Tables. Disabled toilet/Mother room. Separate W/C. Fully Fitted Kitchen and Prep Area. Large Walk-in freezer/ fridge. CCTV cameras throughout the premises. Various Storage cupboards in the premises. Up to date electric compliance testing. Full fire safety checks have been done. Additional Parking and storage facility available via separate negotiations. The property is based on the ground floor of Parkview Residence (215 Baker Street to 229 Baker Street). The original Sherlock Holmes address. Location of 221b.

Local Amenities:

(All distances are Approximate) **Baker Street Station** - 1-minute walking distance **Marylebone station** - 5 minutes walking distance **Sherlock Holmes Museum** - 1-minute walking distance **Madame Tussauds Museum** - 5 minutes walking distance **Regents Park** - 2-minute walking distance **London Zoo** - 10 minutes via Train **Oxford Street** - 5 Minutes via Bus **Harley Street** - 5 Minutes walking distance **Hyde Park** - 10 minutes' drive **Transport for London lost property office** - 30 seconds walking distance **Regents Park University** - 10 minutes walking distance **London Business School** - 10 minutes walking distance **Westminster university** - 5 minutes walking distance **The premise is 1 stop from the following stations** - Regents Park underground station, Bond Street underground Station, St John's Wood underground station, Great Portland Street Underground Station, Finchley Road Underground station, Marylebone train station, Edgware Road underground station. **Asking Rent: £140,000 + VAT per annum (negotiable)**

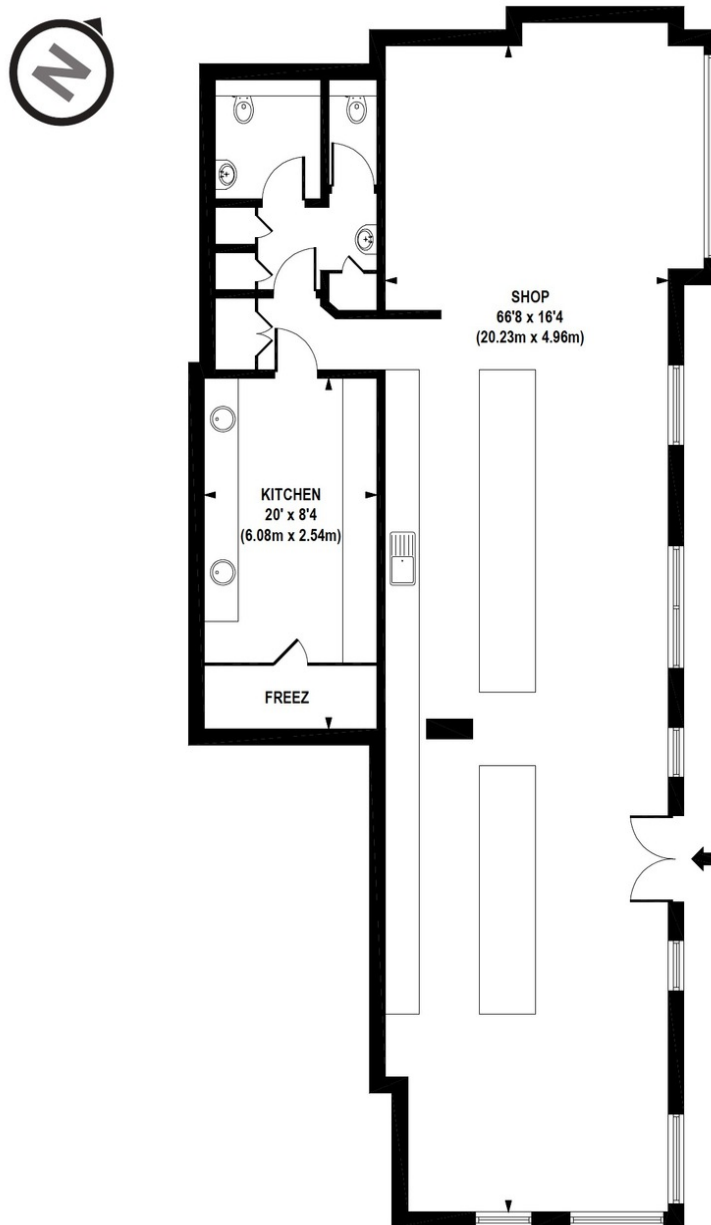
Premium: Premium offers invited

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FLOORPLANS



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1500 sq. ft / 139.36 sq. m

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EPC

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **68**

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	134
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	165.22
Primary energy use (kWh/m ² per year):	977.34

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built

112 If typical of the existing stock

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