

# 25 BAKER ST. W1

## MARYLEBONE MADE

Minutes north of Mayfair, **Marylebone** is an intelligent move for businesses looking for the very best of London to hand. The arrival of **25 Baker St.** brings the quality of space that's highly sought after.

**204,437 sq ft** of next generation office space, **over 75% pre-let**, leaving **48,954 sq ft** available.

**Practical completion end of 2024.**





# A PLACE LIKE NO OTHER

## Summary specification

- ▶ 204,437 sq ft of office space, over 75% pre-let leaving 48,954 sq ft available
- ▶ 27,500 sq ft of new retail space across 20 units, 41 apartments and penthouses
- ▶ 1,614 sq ft of Skyroom amenity space with a 1,615 sq ft communal terrace
- ▶ A new beautifully landscaped pedestrianised public courtyard, providing a very special oasis with fantastic new amenity
- ▶ Striking voluminous reception
- ▶ In-house café facility offering informal collaborative space
- ▶ Generous, flexible floorplates with opportunity to link floors
  - ▷ Completion to CAT A
  - ▷ Acoustic rafts with integrated LED lighting
  - ▷ 300mm raised floor with under floor fresh air and ceiling mounted fan coil units
- ▶ 314 cycle spaces allocated pro-rata
- ▶ 19 showers available
- ▶ 315 lockers allocated pro-rata
- ▶ An Intelligent Building that delivers for the digital future
- ▶ An all-electric and net zero carbon building on completion
- ▶ Targeting on completion:
  - ▷ WiredScore Platinum
  - ▷ BREEAM Outstanding
  - ▷ LEED Gold
  - ▷ EPC Rating 'A'
  - ▷ NABERS UK 4.5

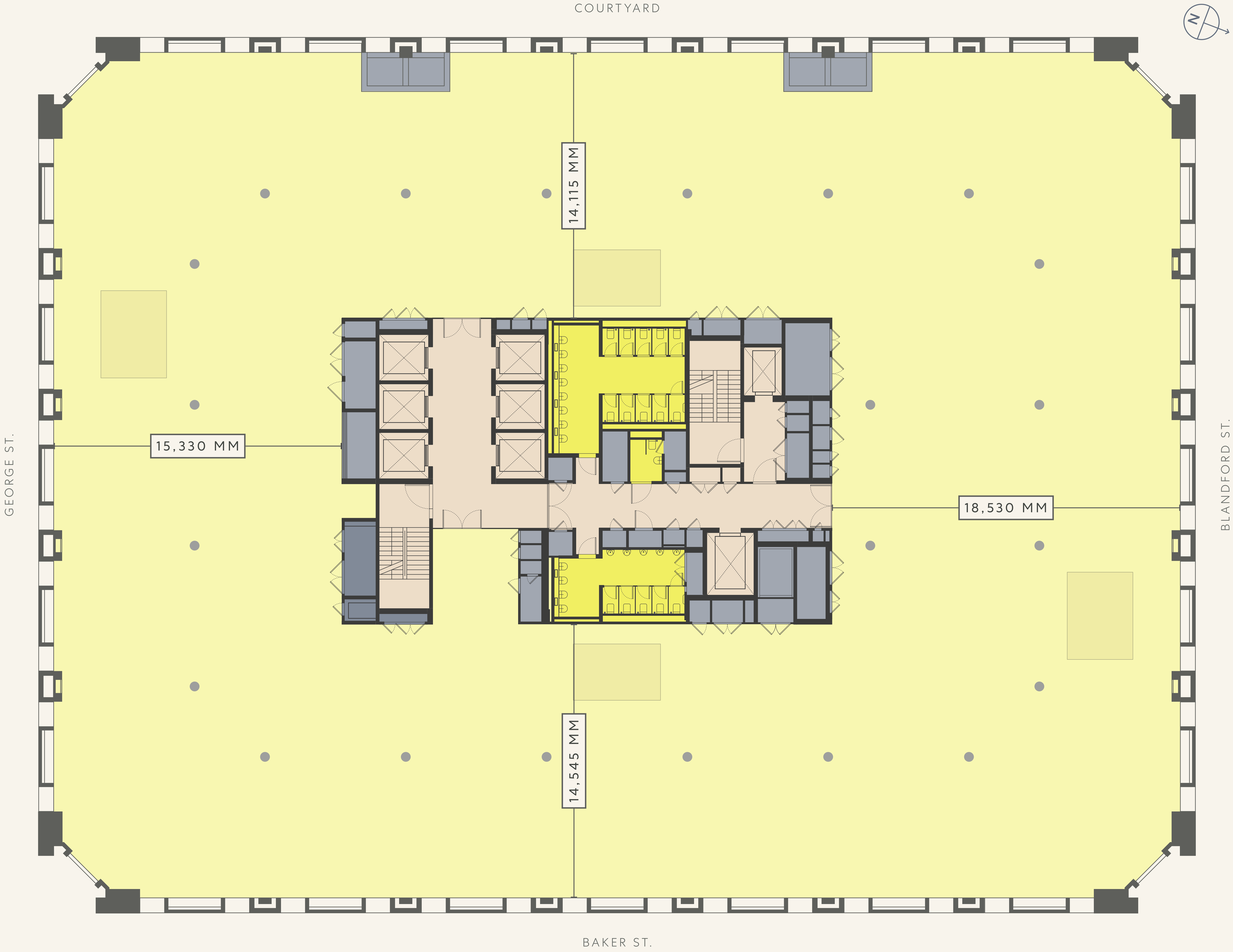




# SCHEDULE OF AREAS

# FIRST / SECOND FLOOR PLAN

- Office space
- Common areas (stairs / lifts)
- WCs
- Back of house
- Soft spots



FLOOR	sq ft*	sq m*
Second	24,477	2,274
First	24,477	2,274
<b>TOTAL</b>	<b>48,954</b>	<b>4,548</b>

\*Subject to measurement on practical completion.



# AGENTS

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## 25 BAKER ST W1, LONDON

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DERWENT  
LONDON

