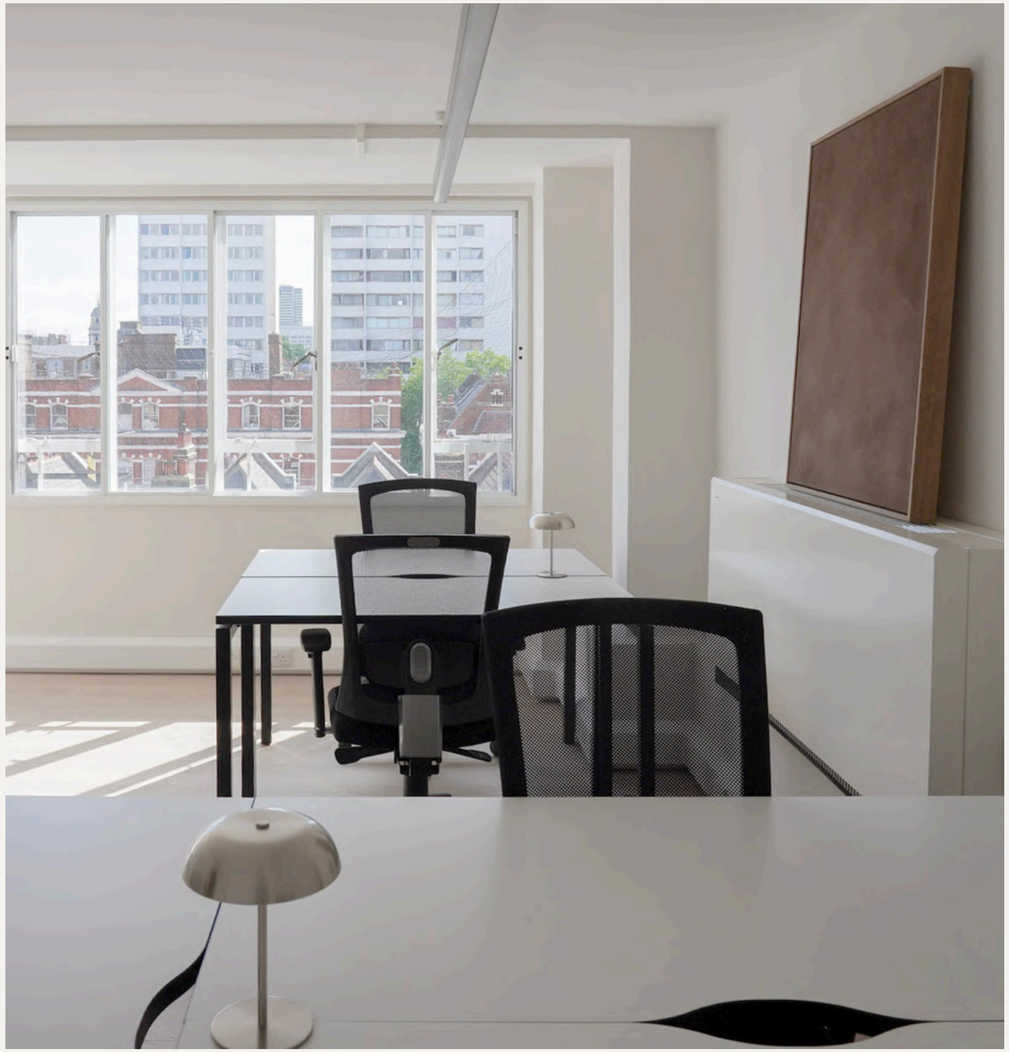

WORKPAD
GROUP
116 BAKER STREET
MARYLEBONE, W1U 6EG

[ ]

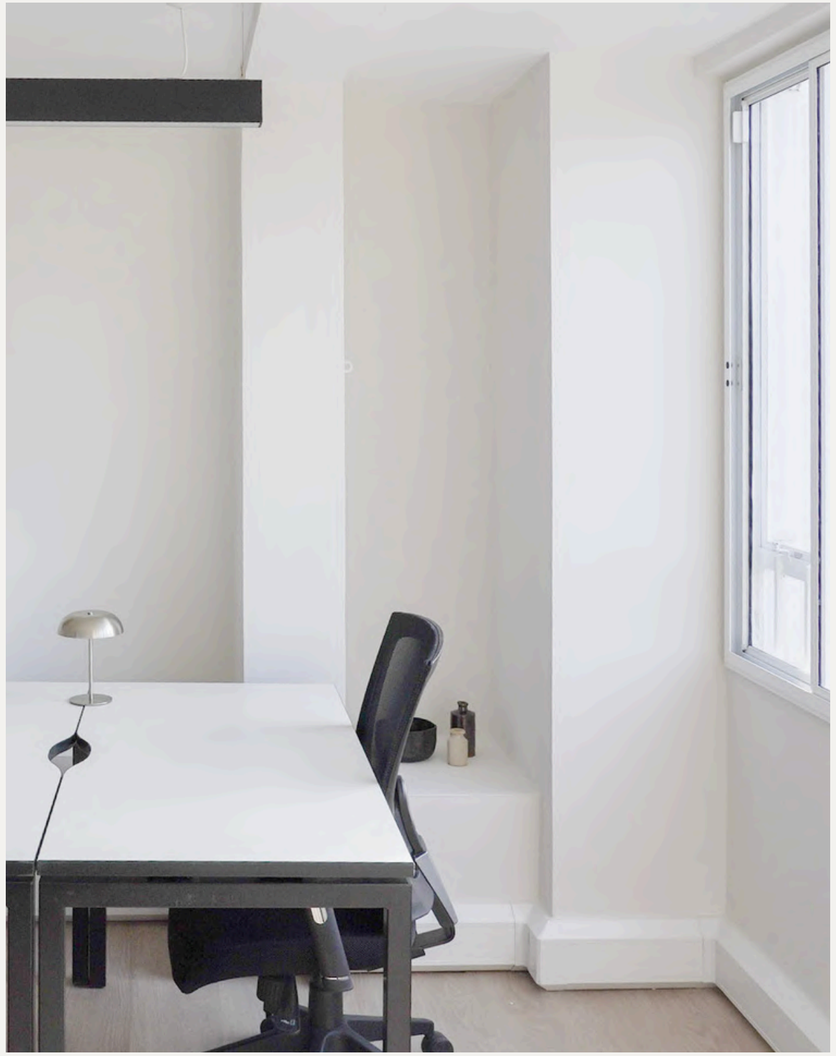


OVERVIEW

116 Baker Street, situated on one of London’s most famous streets, offers a contemporary, design-led workspace.

Spread over five floors, this self-contained building in Marylebone benefits from extensive natural light and a modern finish. This boutique period property provides eleven unique and private office suites varying in size.

[ ]





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[ ]





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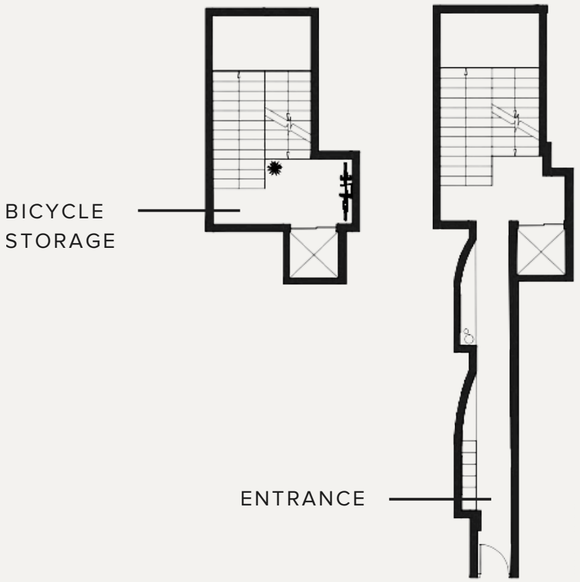
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WHAT'S INCLUDED

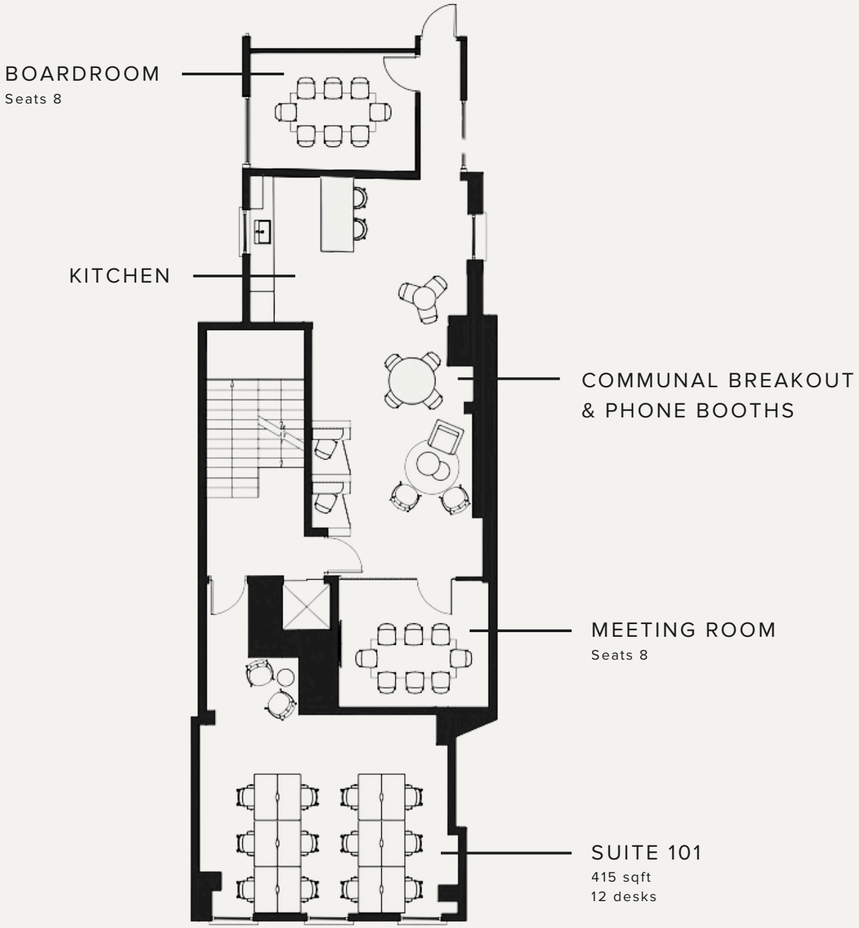
- [ ] All Inclusive & Flexible Contacts
- [ ] Building Rates
- [ ] Utilities
- [ ] In-House Maintenance & IT Support
- [ ] Daily Cleaning
- [ ] Fair Use of Meeting Room

BUILDING AMENITIES

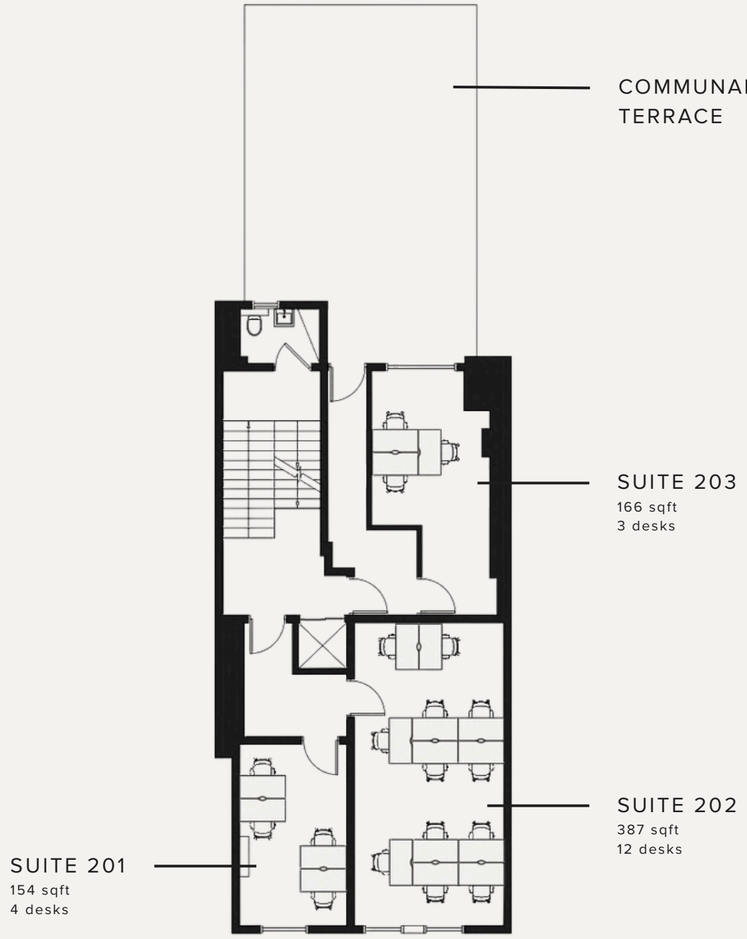
- [ ] Communal Lounge & Kitchen
- [ ] Communal Terrace
- [ ] Boardroom - Seats 8
- [ ] Meeting Rooms - Seats 6 & 8
- [ ] Phone Booths
- [ ] Bicycle Storage & Shower Facilities



LOWER & GROUND FLOOR

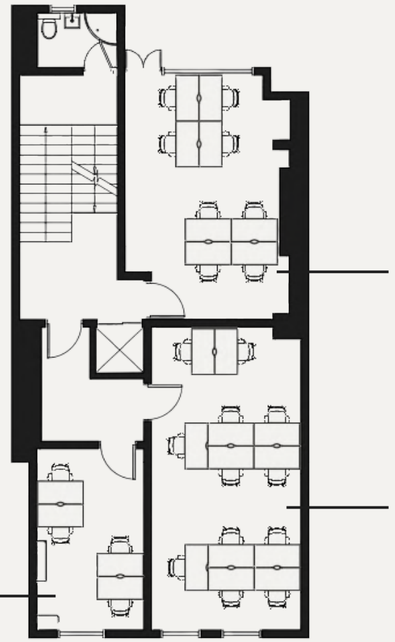


FIRST FLOOR



SECOND FLOOR

[ ]

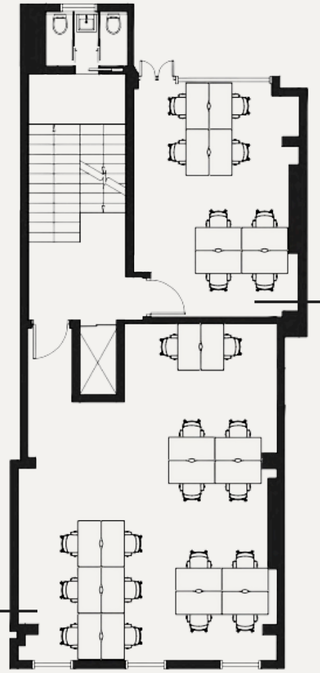


SUITE 303
255 sqft
8 desks

SUITE 302
387 sqft
12 desks

SUITE 301
154 sqft
4 desks

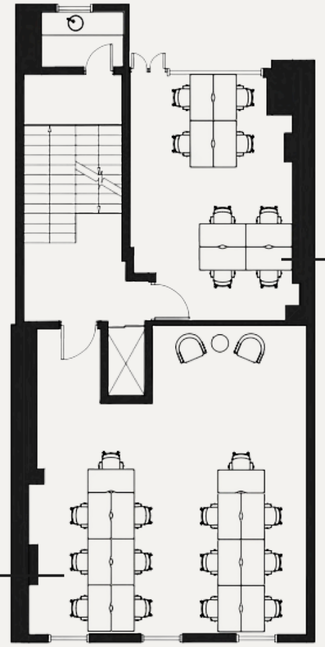
THIRD FLOOR



SUITE 402
246 sqft
8 desks

SUITE 401
588 sqft
16 desks

FOURTH FLOOR



SUITE 502
269 sqft
8 desks

SUITE 501
465 sqft
14 desks

FIFTH FLOOR

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COMMUNITY AND CONNECTIONS

116 Baker Street sits at the heart of Marylebone, a neighbourhood known for its elegant streets, village charm, and lively mix of shops and cafés. Just a short walk away are the green spaces of Regent's Park, the boutiques of Marylebone High Street, and world-class cultural landmarks.

With excellent transport links and the buzz of the West End close by, Baker Street offers the perfect balance of convenience and character - a location that feels both dynamic and welcoming.

EDGWARE ROAD
WALKING - 12 MINS

MARYLEBONE
WALKING - 5 MINS

BAKER STREET
WALKING - 2 MINS

BOND STREET
WALKING - 12 MINS



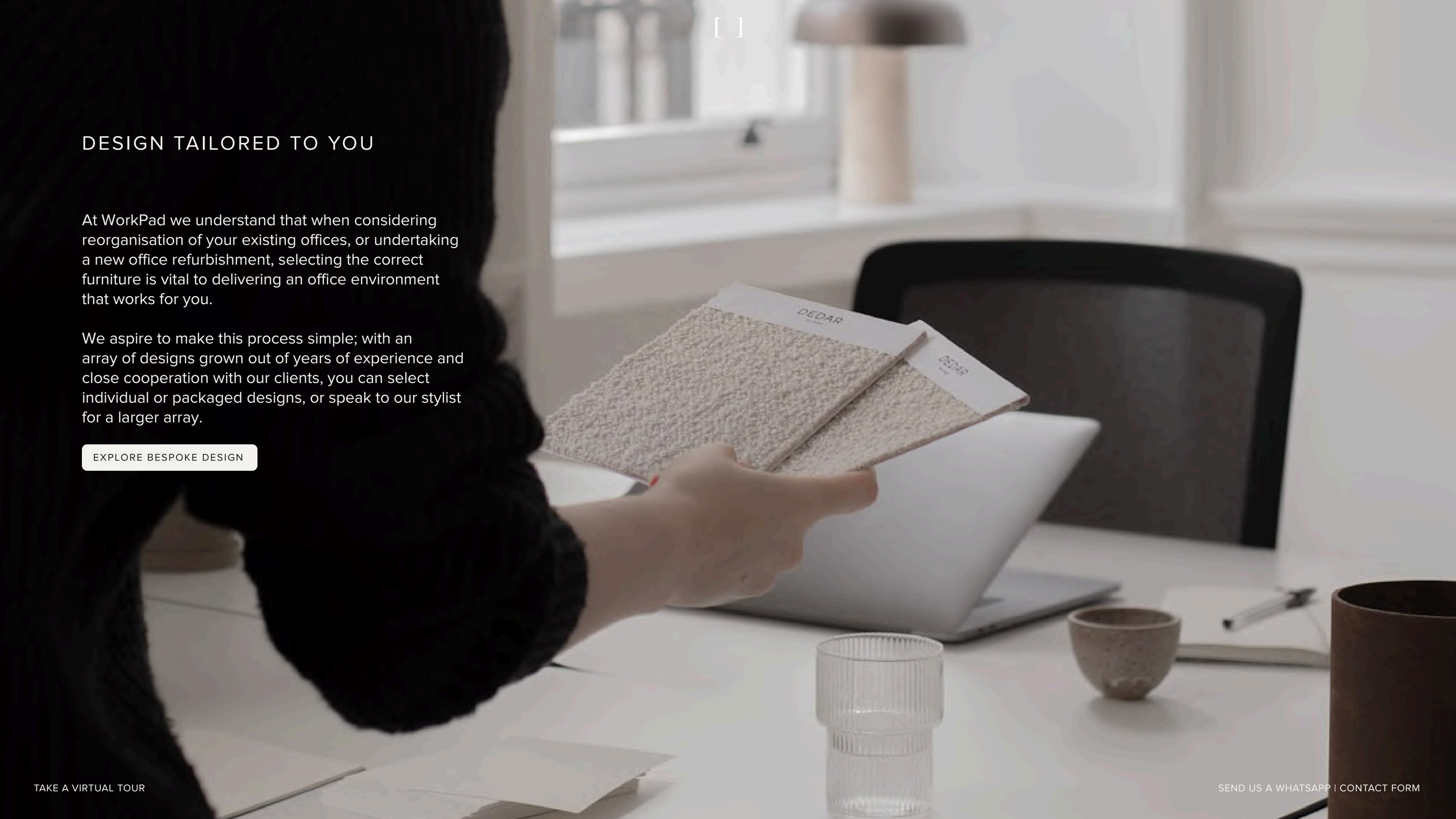


DESIGN TAILORED TO YOU

At WorkPad we understand that when considering reorganisation of your existing offices, or undertaking a new office refurbishment, selecting the correct furniture is vital to delivering an office environment that works for you.

We aspire to make this process simple; with an array of designs grown out of years of experience and close cooperation with our clients, you can select individual or packaged designs, or speak to our stylist for a larger array.

EXPLORE BESPOKE DESIGN





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