



## Caparo House

101-103 Baker Street, London, W1U 6LN

**Newly refurbished fully fitted office accommodation in a prime West End location**

**1,646 to 6,035 sq ft**  
(152.92 to 560.67 sq m)

- Prime Marylebone location
- Brand new office fit-out
- New LED lighting
- Excellent natural light
- New air conditioning
- Size may vary
- 24-hour access

# Caparo House, 101-103 Baker Street, London, W1U 6LN

## Summary

|                       |                      |
|-----------------------|----------------------|
| <b>Available Size</b> | 1,646 to 6,035 sq ft |
| <b>Rent</b>           | £85 per sq ft        |
| <b>Rates Payable</b>  | £25.04 per sq ft     |
| <b>Service Charge</b> | TBC                  |
| <b>EPC Rating</b>     | Upon enquiry         |

## Location

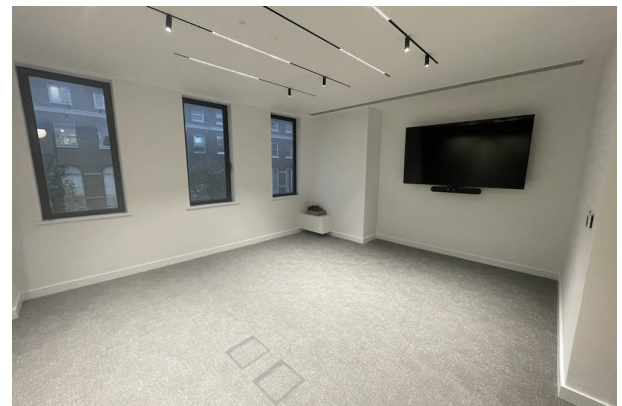
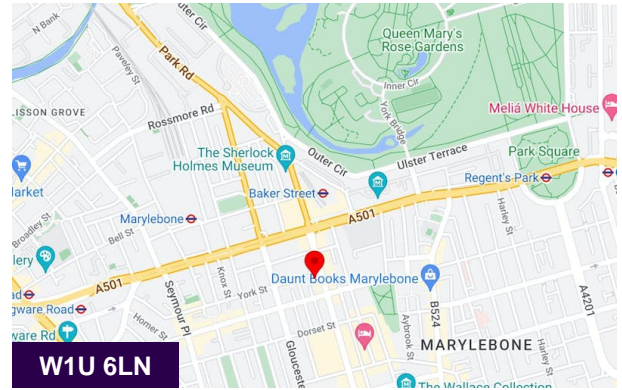
Caparo House is located on a prominent corner site at its junction with Baker Street and York Street. Baker Street (Bakerloo, Circle, Hammersmith and City, Metropolitan and Jubilee Lines), Bond Street (Jubilee and Central Lines) and Edgware Road (District, Hammersmith & City, Circle Lines) Stations are all within a short walking distance.

The property is in a prime West End location which offers a diverse range of restaurants, cafes and pubs within the immediate vicinity of Marylebone.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| 5th          | 1,646        | 152.92        | Available    |
| 4th          | 2,183        | 202.81        | Available    |
| 2nd          | 2,206        | 204.94        | Available    |
| <b>Total</b> | <b>6,035</b> | <b>560.67</b> |              |



## Viewing & Further Information

### Guy Nicholas

020 7518 3312 | 07841684880  
guy.nicholas@carterjonas.co.uk

### Ed Caines

020 7016 0724 | 07966 188632  
ed.caines@carterjonas.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/11/2025



