

101-103 Baker Street



1,646 to 8,123 sq ft  
fully fitted offices to let



## SPECIFICATION

Newly Refurbished  
Fully Fitted

New  
Air Conditioning

New  
LED Lighting

Showers &  
Cycle Racks

Excellent  
Natural Light

24-hour  
Access

Manned  
Reception

Lift Access  
to All Floors

# WORKSPACE REDEFINED

Located at the heart of one of London's most iconic thoroughfares, Caparo House is a striking fusion of classic Marylebone prestige and sleek, contemporary workspace functionality.

The building offers 1,646 - 8,123 sq ft of newly refurbished, fully fitted office accommodation in a prime West End location.



# FULLY EQUIPPED

Floor	Condition	Sq Ft	Sq M
5th	Fully Fitted	1,646	152.9
4th	Fully Fitted	2,183	202.8
2nd	Fully Fitted	2,206	204.9
1st	Fully Fitted	2,088	194.0
<b>Total</b>		<b>8,123</b>	<b>754.6</b>

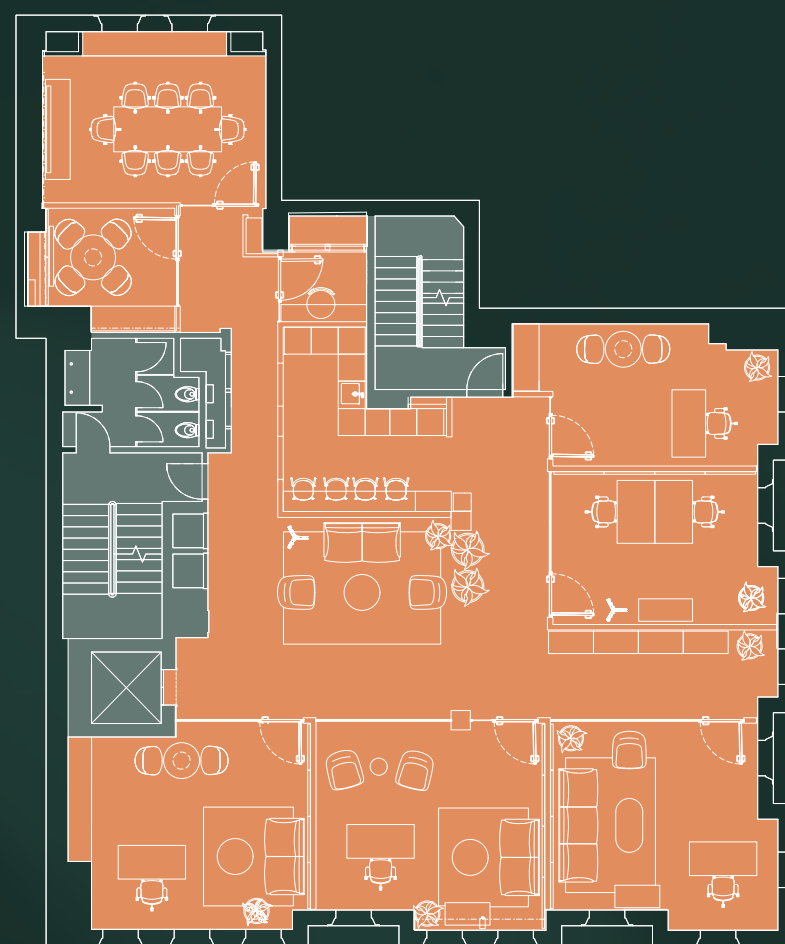


1ST FLOOR 2,088 SQ FT (194.0 M)

2ND FLOOR 2,206 SQ FT (204.9 M)

4TH FLOOR 2,183 SQ FT (202.8 M)

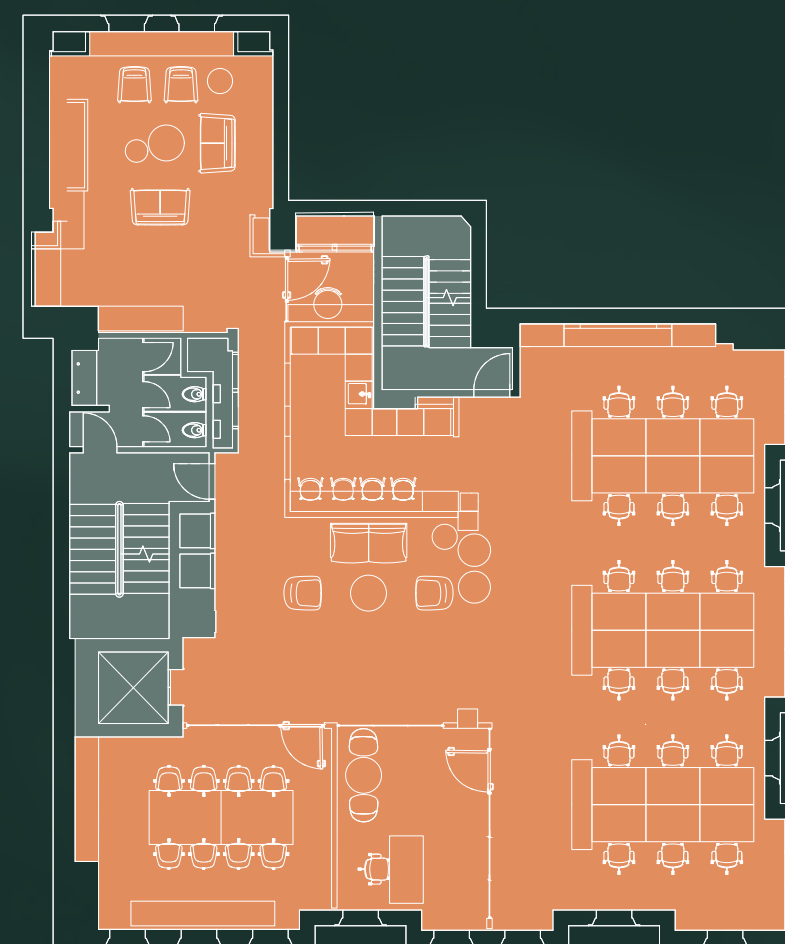
5TH FLOOR 1,646 SQ FT (152.9 M)



York Street

Baker Street

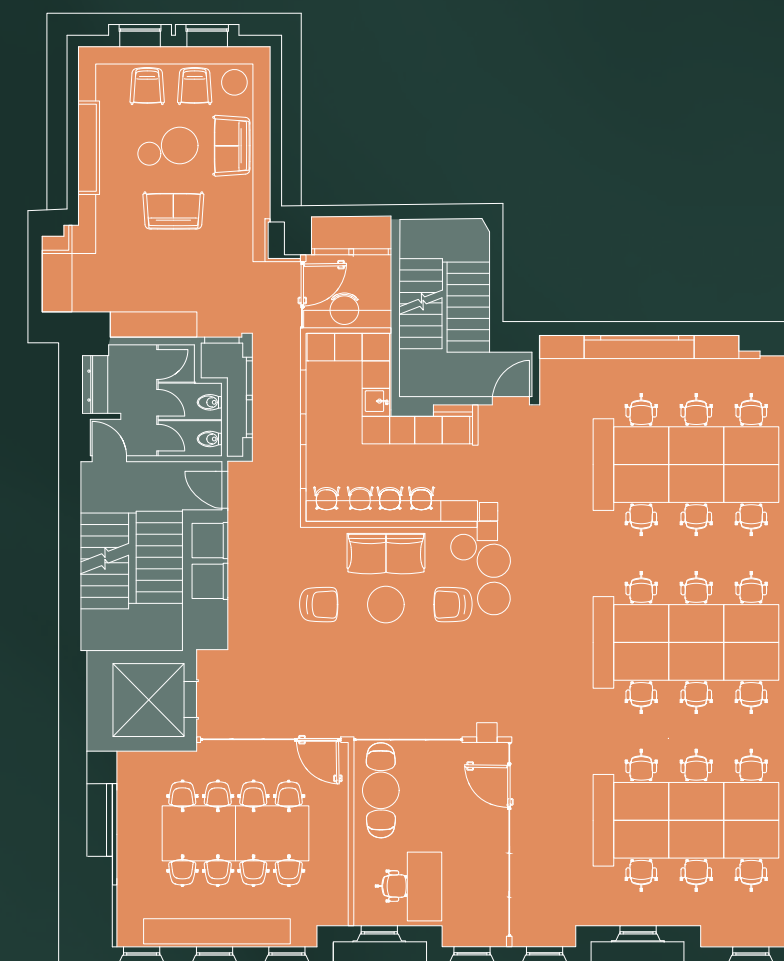
- 01 Waiting Area
- 04 Private Offices
- 01 2 Person Office
- 01 4 Person Meeting Room
- 01 8 Person Meeting Room
- 01 Breakout Area
- 01 Kitchenette
- 01 Phone Booth



York Street

Baker Street

- 01 Waiting Area
- 18 Open Plan Workstations
- 01 8 Person Meeting Room
- 01 Private Office
- 01 Breakout area
- 01 Kitchenette
- 01 Phone Booth



York Street

Baker Street

- 01 Waiting Area
- 18 Open Plan Workstations
- 01 8 Person Meeting Room
- 01 Private Office
- 01 Breakout area
- 01 Kitchenette
- 01 Phone Booth



York Street

Baker Street

- 01 Waiting Area
- 08 Open Plan Workstations
- 01 10 Person Boardroom
- 03 Private Offices
- 01 Kitchenette & Breakout area



For indicative purposes only.  
Not to scale.



## TRANSPORT LINKS

Baker Street  
01  
mins walk

Marylebone  
05  
mins walk

Regent's Park  
08  
mins walk

Edgware Road  
11  
mins walk

Bond Street  
13  
mins walk

Oxford Circus  
15  
mins walk

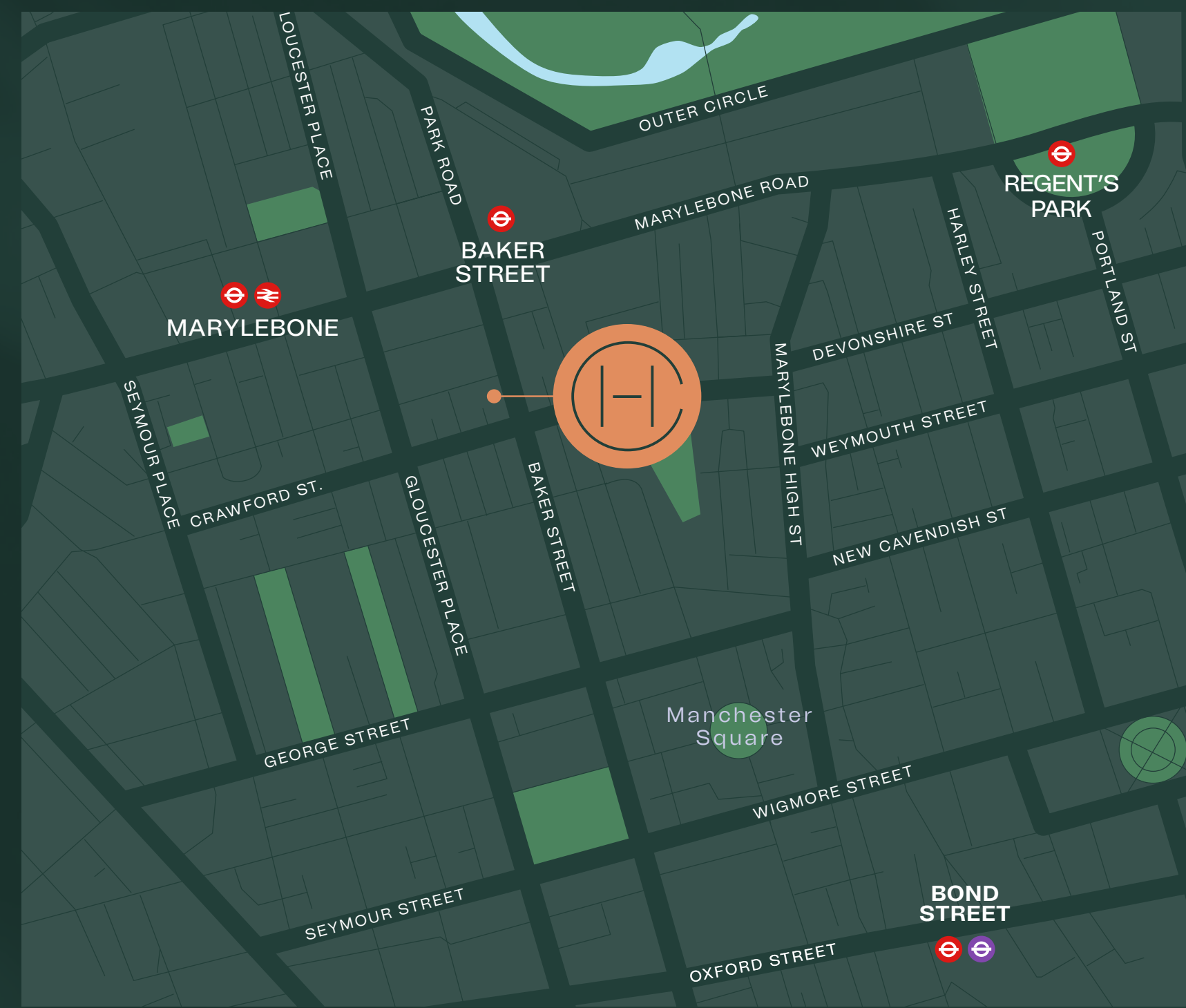


## LOCAL LIFESTYLE

The local area is filled with a host of vibrant lifestyle amenities, coffee shops and restaurants. Numerous green spaces on offer provide somewhere to relax and unwind.

Transport links are excellent, with Baker Street, Marylebone and Regent's Park station all within a short walk.

- |                    |                     |
|--------------------|---------------------|
| 01 Fischers        | 07 Carlotta         |
| 02 La Brasserie    | 08 Coppa Club       |
| 03 Rosa's Thai     | 09 The Monocle Cafe |
| 04 Joe & the Juice | 10 Franco Manca     |
| 05 Gail's          | 11 The Price Regent |
| 06 The Marylebone  | 12 Buns from Home   |



## FURTHER INFORMATION

### Viewings

Strictly through the sole letting agent.

### Terms

Upon application.

### EPC

Available on request.

## Carter Jonas

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2026.