



The TfL Property Company

200-202 Baker Street

London NW1 5RT

17,000 sq ft
Commercial leisure
opportunity



The property

Located at 200-202 Baker Street, this prime commercial property offers over 17,000 sq. ft. of unique space in the heart of London's West End. Ideally positioned next to the entrance of Baker Street station – one of London's busiest transport hubs with an annual footfall exceeding 22 million – it benefits from fantastic visibility and foot traffic.

This property boasts a versatile, multi-level layout across three floors, offering a prestigious and highly sought-after address in a prime tourist hotspot.

History

The property was formerly used as TfL's Lost Property Office (LPO). The LPO was set up in November 1933, subsequent to the commencement of the London Passenger Transport Board. It is estimated that over the following 86 years, more than 15 million items of property were processed here and stored on the famous green shelves. The office closed its doors in 2019 with TfL having since moved to a bigger facility in West Ham.

Annual footfall
22 million (2024)



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Floor areas

Ground floor	2,788 sq ft (259.0 sq m)
Basement	7,645 sq ft (710.3 sq m)
Sub-Basement	6,850 sq ft (636.3 sq m)
Total	17,283 sq ft (1,605.7 sq m)

Guide rent On application

Term 10-15 years

Rates Rates are subject to revaluation as a whole with 200-202 combined

Service charge The Landlord reserves the right to introduce a service charge at any time during the lease term to cover all RICS approved reasonable expenditure. Such charge is to be capped at an agreed amount

Planning Class E

Services Water, power and drainage

Signage Signage is to be above the shop front as per the current signage of 202 Baker Street. Any changes will be subject to approval by Places for London (TfL) and local planning consent (Westminster)

Handover condition The unit will be handed over as seen



Inside the property



How it could look



A guide to Baker Street

Baker Street Underground Station, situated in the Marylebone district, serves as a key transport hub in Zone 1 of London. It connects **five major lines**: Metropolitan, Bakerloo, Jubilee, Hammersmith & City, and Circle lines. The surrounding area is predominantly commercial, with Baker Street and Marylebone High Street nearby, drawing both tourists and locals.

Major attractions such as Madame Tussauds, the Sherlock Holmes Museum, Lord's Cricket Ground, and Regent's Park contribute to the station's impressive footfall of **22 million annual visitors (2024)**.

The area's appeal extends to tourists and students alike, thanks to its proximity to **iconic landmarks** and the University of Westminster campus. While Marylebone High Street caters more to local shoppers, **Baker Street leans towards tourist-focused retail and leisure**. This includes casual dining options, pubs and popular chain restaurants such as Wetherspoons, The Globe, Pizza Express, Nando's and Five Guys.



Madame Tussauds, Marylebone Road



On the corner of Baker Street



Sherlock Holmes Statue



Baker Street Underground

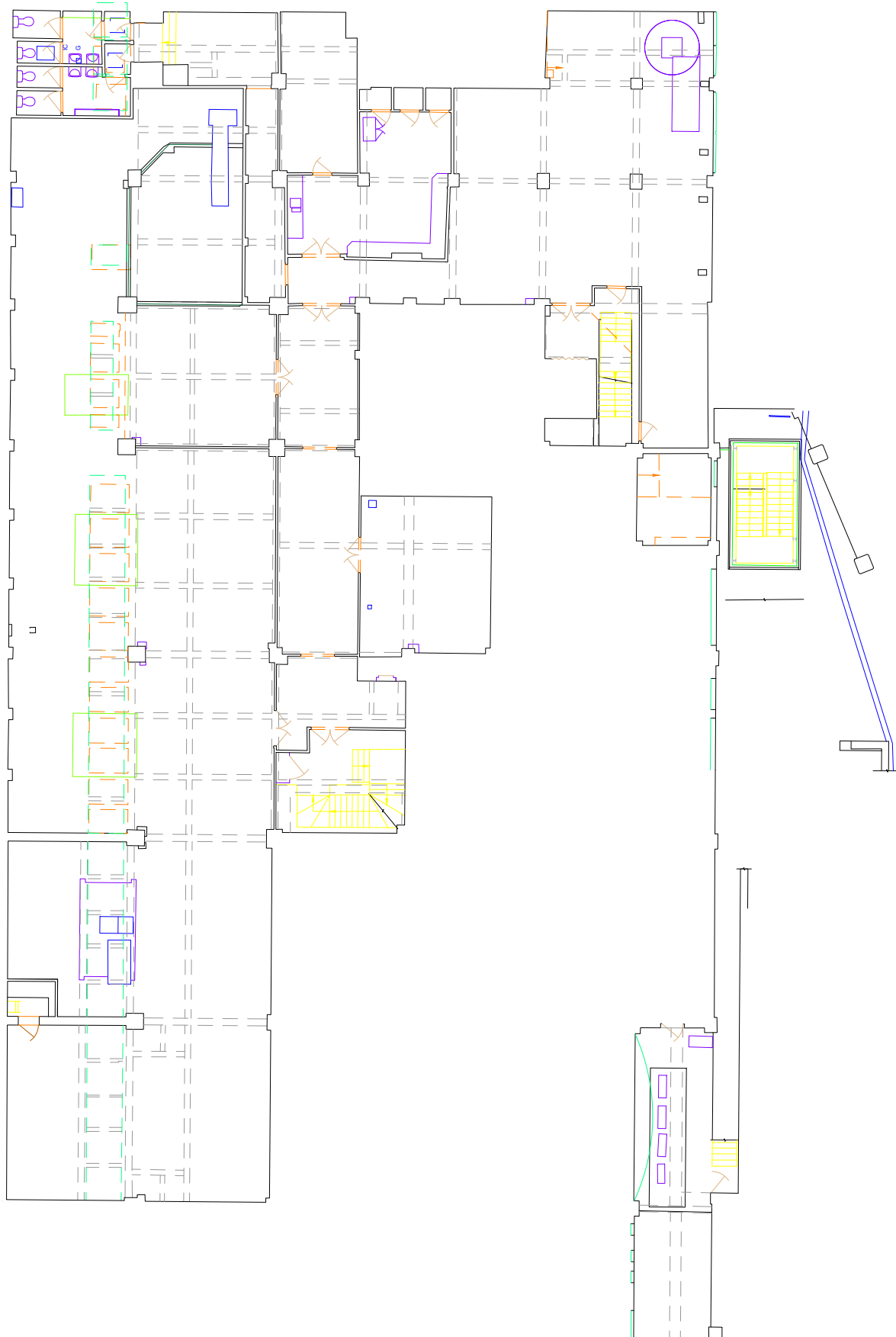
Ground floor plan

2,788 sq ft (259.0 sq m)



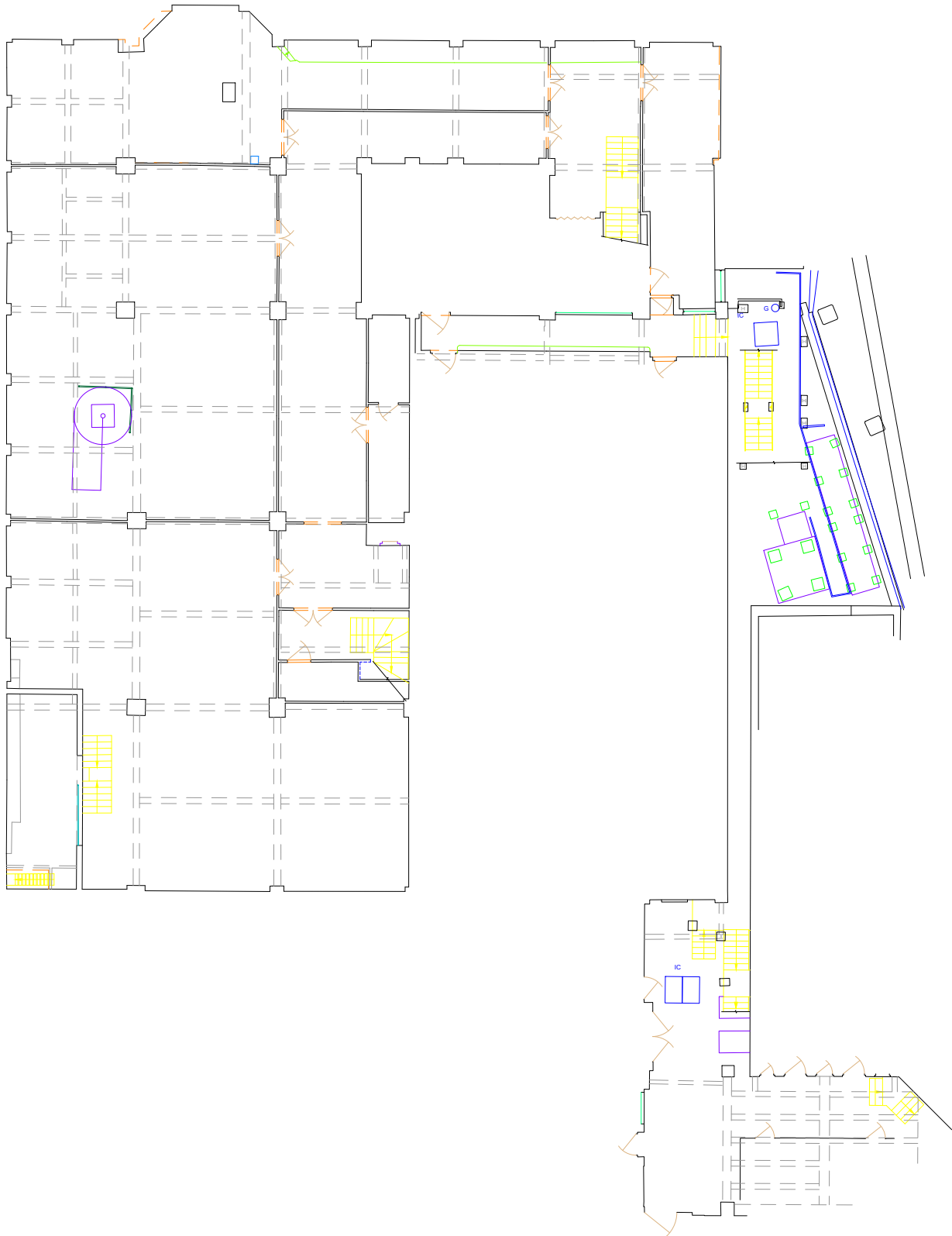
Basement floor plan

7,645 sq ft (710.3 sq m)



Sub-basement floor plan

6,850 sq ft (636.3 sq m)





 The TfL Property Company



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