

Crawford Corner

91—93 Baker St

GOODWORK



10,514 ft²

Available Now

Design-led

Fitted & Furnished

crawfordcorner.co.uk



Design-led Fitted & Furnished Space — Available Now



Gerry Rafferty, The Original Apple Store & Crawford Corner.

**All Baker Street.
You can only rent an office in
one.**

10,514 sq. ft of design-led, hyper accessible contemporary office space fitted with the finest bespoke furniture alongside unrivalled amenity provision. Set behind a 1970's façade overlooking the iconic Baker Street in the centre of Marylebone, amongst some of London's finest shops, restaurants and bars in London.

Crawford Corner — Unique space for tenants who see life from the right angle.



The Space

Meticulously fitted and furnished to embody a bold fusion of modern elegance and 70's design.

Set across 5 floors with an average floor plate of 2,240 sq. ft, Crawford Corner is set up to accommodate tenants of all sizes. Each floor is bathed in natural light, creating a bright and inviting atmosphere. You'll discover designer kitchenettes, carefully selected furniture and views across the West End. No corners have been cut in the pursuit of excellence.

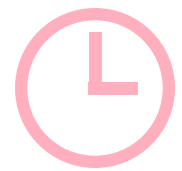


Schedule of Areas

Floor	SQFT	SQM
Fifth	1,621	150
Fourth	2,276	211
Third	2,248	209
Second	2,262	210
First	2,107	196
Reception		
Lower Ground — Communal Space	3,035	282
Total	10,514	976



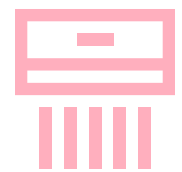
Key Features



24-hour Access



Secure Lockers, Bicycle Racks & Servicing Station



Air-Conditioned Floors Throughout



Fully Fitted Kitchenette



Car Parking available on request



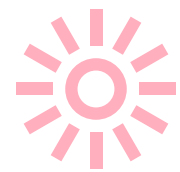
Relaxation Room



Shared Lower Ground Amenity Space



Luxury Male & Female Showers with Towel Service



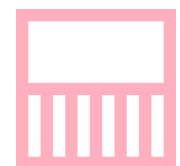
Extensive Natural Light



Design-Led Furniture



Multiple Meeting Rooms



Wrap-Around Roof Terrace





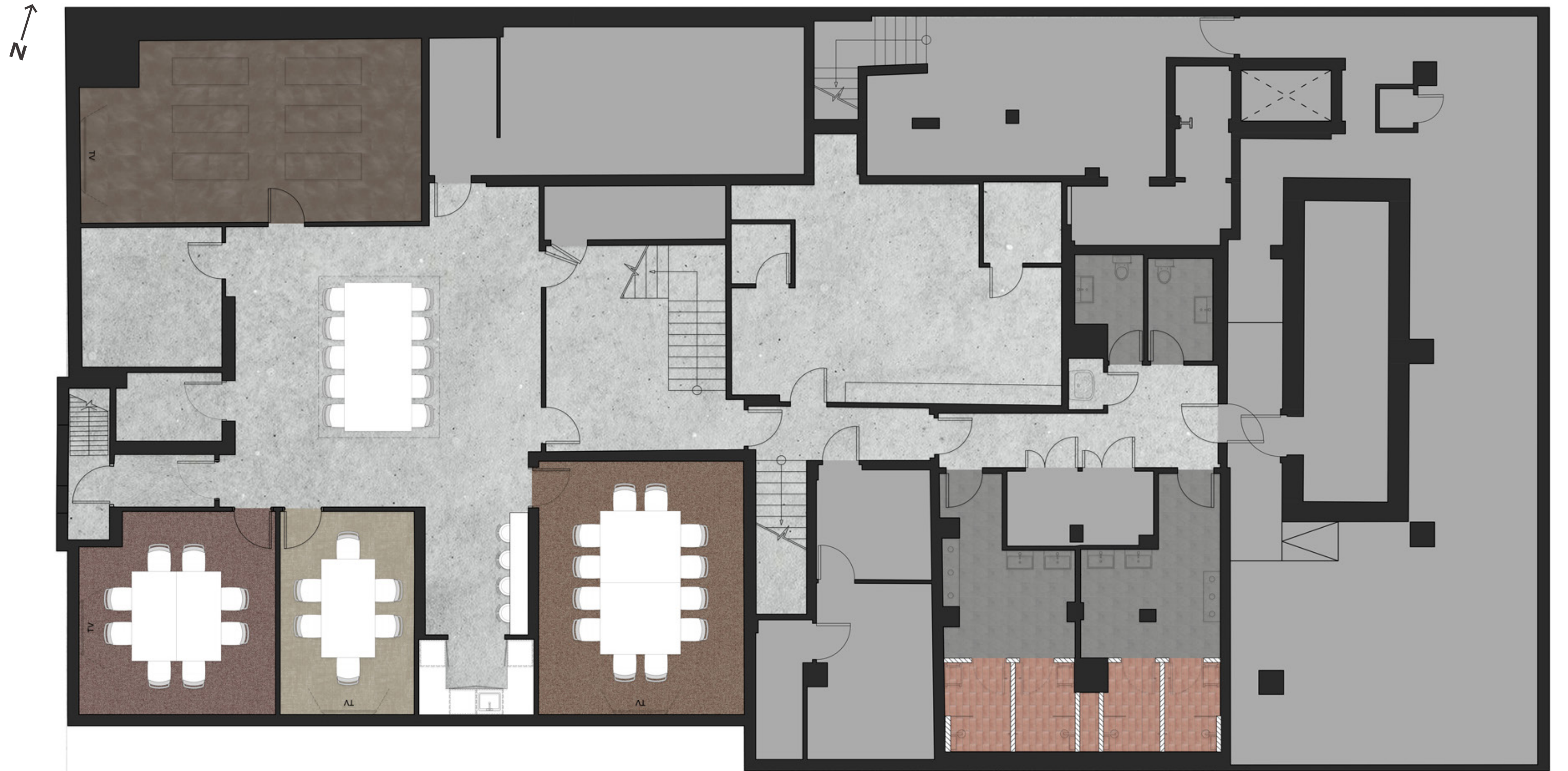
Size

3,035 sq ft / 282 sqm

What's Included

- 2 WC's
- 2 Male Showers
- 2 Female Showers
- 1 12-Person Boardroom
- 1 8-Person Meeting Room
- 1 6-Person Meeting Room
- 1 Bench Seating (Existing)
- 1 Yoga/Event Room
- 1 Teapoint

Communal meeting and co-working space for the exclusive use of Crawford Corner tenants



Crawford Street

Baker Street

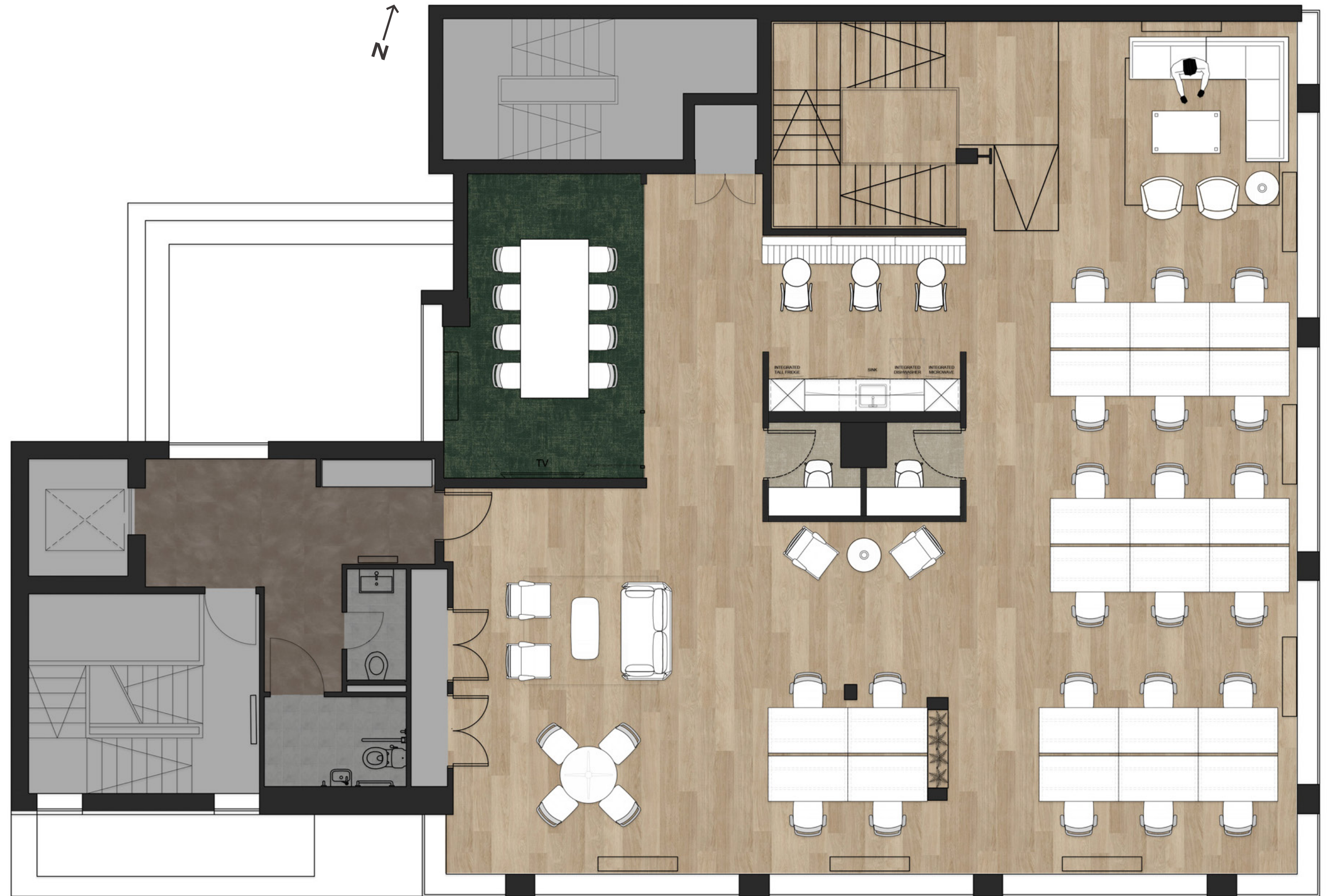


Size

2,107 sq ft / 196 sqm

What's Included

- 1 Welcome Lounge
- 1 Breakout Lounge
- 1 6-Person Meeting Room
- 22 Fixed Desks (1400mm)
- 3 Breakout Tables
- 10 Hot Desk Positions
- 1 Collaboration Table
- 1 Teapoint



Crawford Street

Baker Street



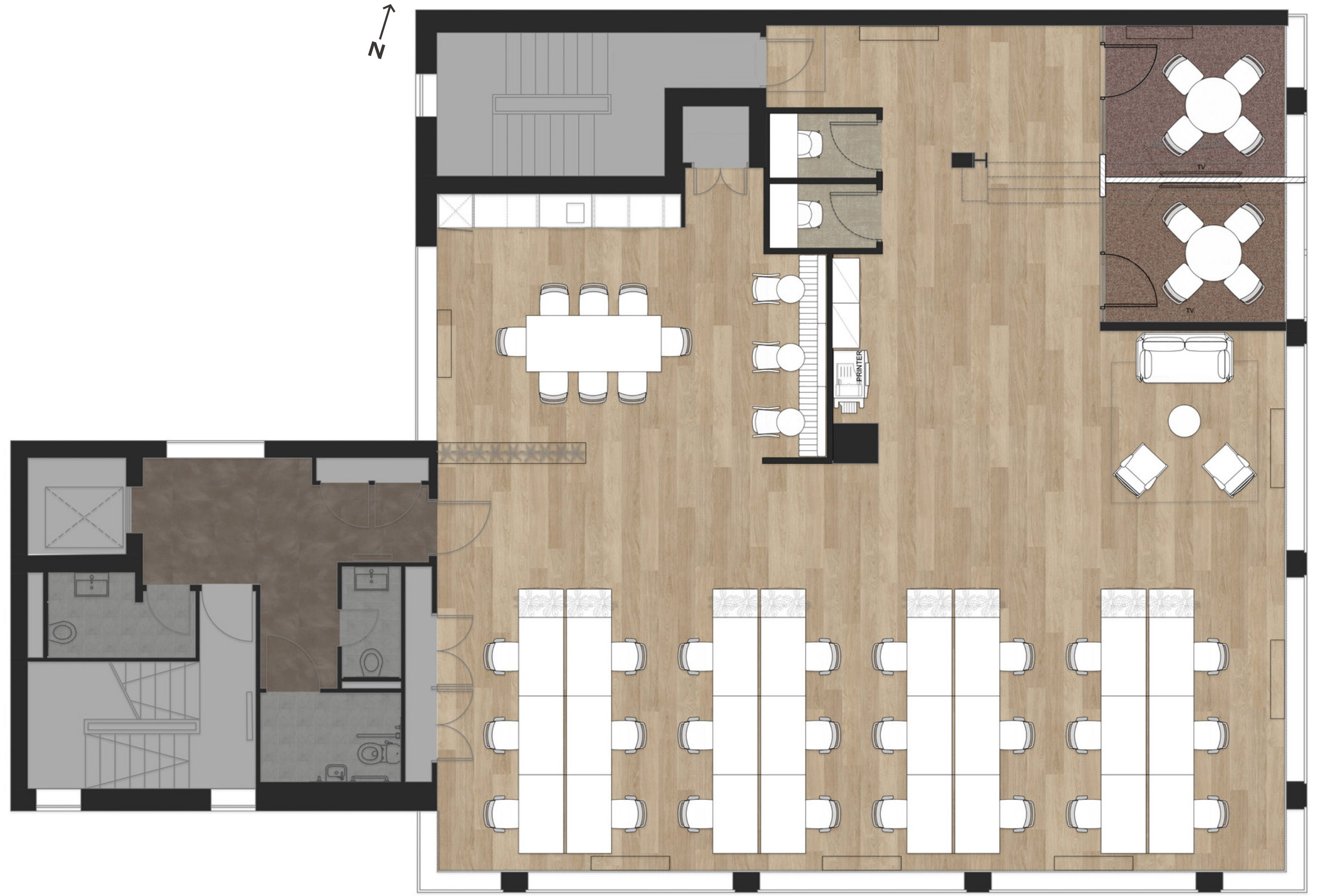
Second Floor

Size

2,262 sq ft / 210 sqm

What's Included

- 1 Banquette Seating
- 1 Breakout Lounge
- 2 4-Person Meeting Room
- 24 Fixed Desks (1400mm)
- 1 Collaboration Table
- 2 Phone Booth



Crawford Street

Baker Street



Third Floor

Size

2,248 sq ft / 209 sqm

What's Included

- 1 Bench Seating
- 1 Breakout Table
- 1 Breakout Soft Seating
- 1 8-Person Meeting Room
- 1 4-Person Meeting Room
- 24 Fixed Desks (1400mm)
- 2 Phone Booth



Crawford Street

Baker Street

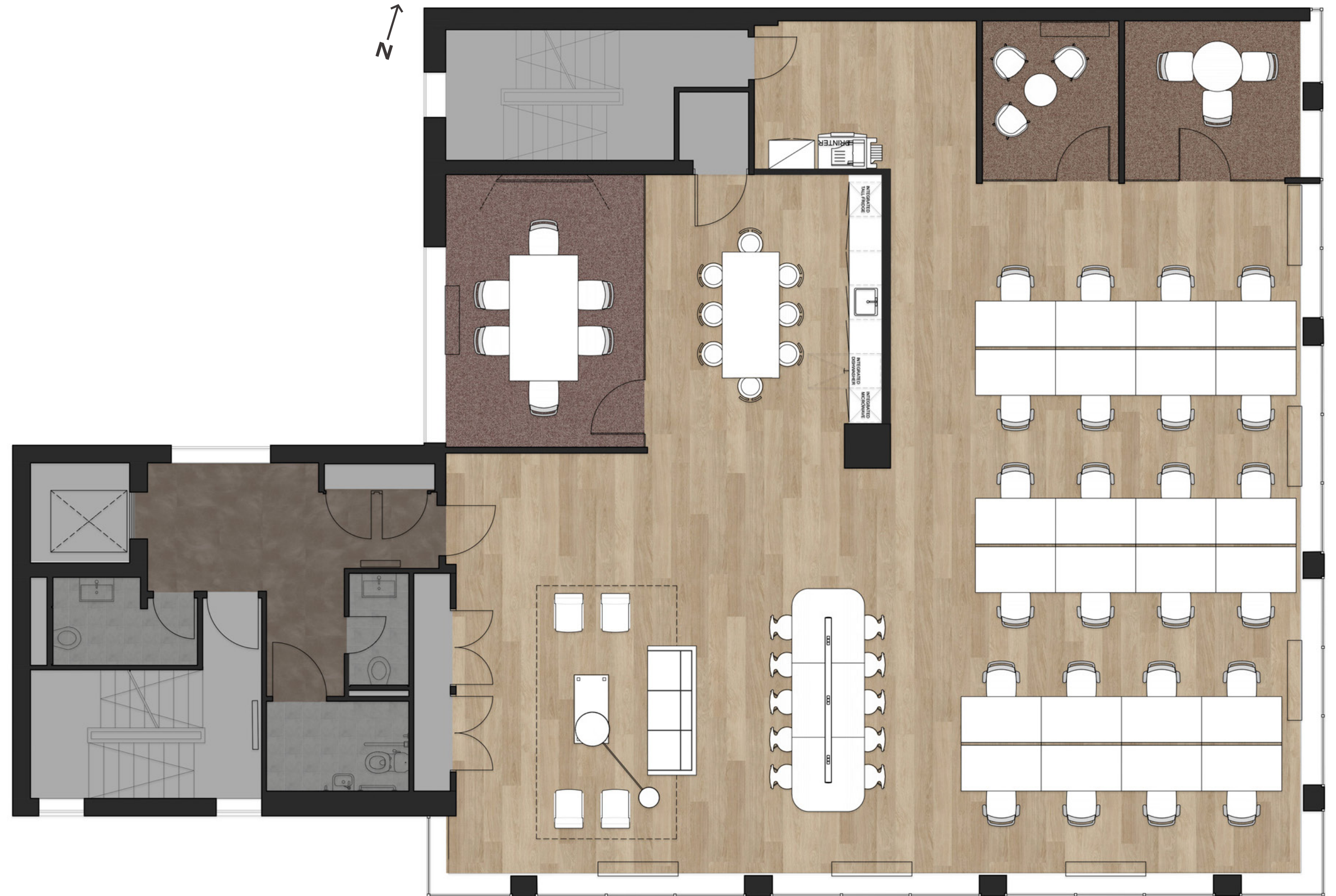
Fourth Floor

Size

2,276 sq ft / 211 sqm

What's Included

- 1 Welcome Lounge
- 2 Breakout Table
- 1 6-Person Meeting Room
- 1 3-Person Meeting Room
- 1 3-Person Informal Meeting
- 24 Fixed Desks (1400mm)
- 1 Teapoint



Crawford Street

Baker Street

Size

1,621 sq ft / 150 sqm

What's Included

- 1 Soft Seating
- 1 8-Person Meeting Room
- 2 Collaboration/Breakout Tables
- 1 Breakout Lounge
- 18 Fixed Desks (1400mm)
- 1 Teapoint



Crawford Street

Baker Street

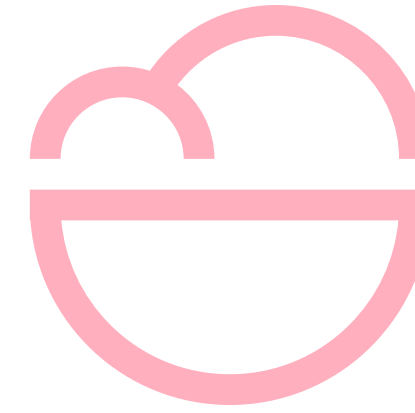
In addition to the world class facilities and communal space, tenants at Crawford Corner can take advantage of a range of bespoke services.

We've teamed up with REDEFINED to give tenants a full service option. From Oat Milk to WiFi REDEFINED are seamlessly integrated into the operations and on hand to take away the hassle.

Additional services are available by separate negotiation.



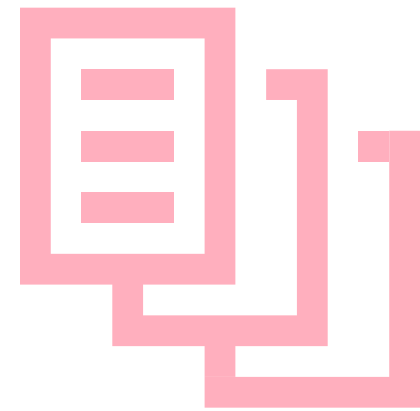
Internet & Connectivity



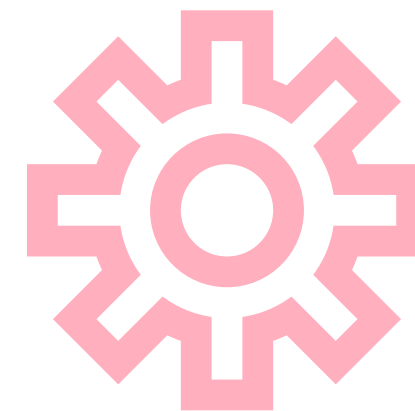
Seasonal Fruit & Snacks



Cleaning & On Floor Maintenance



Simplified Billing



Facilities Management & IT Maintenance + Troubleshooting



Coffee, Tea & Soft Drinks

The Area

**Situated in the heart of
Marylebone at the intersection of
Baker Street and Crawford Street.**

**Prestigious Corner.
Prestigious Neighbourhood.**

Crawford Corner is set amongst some of the best restaurants, bars and shops in London. Nestled between town houses, farmers markets and high-end boutiques there is nowhere like Marylebone.

Unrivalled transport connections with access to all major Underground lines and train stations means you're never far away from anywhere or anyone.





Chiltern Firehouse
A luxury boutique hotel and restaurant known for its exclusive ambiance, historical charm, celebrity clientele, gourmet dining and chic decor.



The Monocle Café
A cosy spot known for its international magazines, minimalist design and matcha lattes.



Boxcar
A farm inspired menu in a characterful restaurant set around a feature charcoal grill.



BXR
A high end gym like no other, catering to your inner Mike Tyson. Featuring state of the art equipment and expert trainers.



The Team

GOODWORK

At Good Work we're unashamedly dreamers. We endeavour to create places that are as limitless and regenerative in potential as the people that use them. We work hard to deliver engaging spaces that foster ambition, creativity and equality with empathy and responsibility. We specialise in creating unconventional, non-conformist, enriching spaces for unconventional, non-conformist people.

Design

Whitepaper

Branding & Marketing

Here Comes Tomorrow

Development

Good Work



Crawford Corner

91—93 Baker St

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