



BRIGHT MAYFAIR 'CLASS E' SPACE

## 45 Conduit Street, London, W1S 2YN

QUALITY ECONOMICAL MAYFAIR CLASS-E FLOORS  
RECENTLY REFURBISHED

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	804 to 1,727 sq ft / 74.69 to 160.44 sq m
<b>Rent</b>	£50 - £55 per sq ft
<b>Service Charge</b>	£15 per sq ft
<b>Rates Payable</b>	£26 per sq ft
<b>EPC Rating</b>	B (36)

### Key Points

- 'Class E' use
- Suitable for a variety of uses
- Fitted kitchens
- Prestigious Mayfair address
- 804 / 923 / 1,727 sq ft
- Excellent natural light
- Passenger lift

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## Description

3rd and 4th floors comprising a total approx. 1,727 sq ft (923 sq ft and 804 sq ft respectively) are available together or individually.

Both floors have recently been refurbished to a high standard and benefit from excellent natural light, good ceiling heights, and fitted kitchens.

The accommodation offers bright, versatile, and efficient workspace within an attractive building, ideal for a range of occupiers seeking quality yet affordable offices in a prime Mayfair location just moments from Regent Street and New Bond Street.

## Location

The property is superbly situated in the heart of Mayfair, connecting Regent Street and New Bond Street - two of London's most iconic retail and commercial thoroughfares.

The location offers immediate access to world-class shopping, fine dining, luxury hotels, and private members' clubs, making it one of the West End's most desirable business addresses.

Transport connectivity is excellent, with Oxford Circus (Central, Victoria, and Bakerloo lines), Bond Street (Elizabeth, Central, and Jubilee lines), and Piccadilly Circus (Piccadilly and Bakerloo lines) stations all within a short walk.

This central Mayfair position offers both prestige and convenience for occupiers seeking a distinguished West End base.

## Accommodation

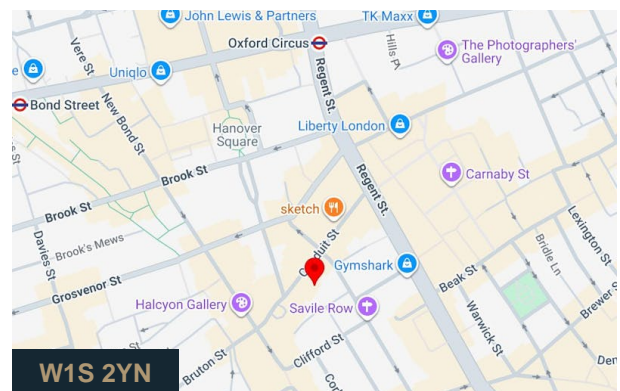
The accommodation comprises the following areas:

Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
4th	804	£50	£26	£15	£73,164
3rd	923	£55	£26	£15	£88,608
<b>Total</b>	<b>1,727</b>	<b>£52.50</b>	<b>£26</b>	<b>£15</b>	<b>£161,772</b>

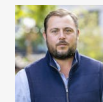
## Terms

New lease direct from the Landlord.

Flexible terms available.



## Viewing & Further Information



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