

54 Conduit Street, Mayfair, W1 – 2,250 Sq. Ft.

Newly Redecorated CAT A Floors Now Available at Prime Mayfair Address



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Location

Located in the heart of Mayfair, 54 Conduit Street offers a prestigious address between Regent Street and New Bond Street, surrounded by luxury fashion houses, fine dining, and exclusive private clubs. With excellent transport links, including Oxford Circus (Victoria, Bakerloo and Central Lines) and Bond Street (Jubilee, Central and Elizabeth Lines) Underground Stations nearby, this prime location combines historic charm and modern convenience, making it the perfect location for a wide range of businesses.

Description

Arranged over the 2nd and 3rd floors, the economical office suites offer incoming occupiers column-free, flexible floor plates that can be used as open-plan offices or can be fitted out to suit a variety of needs. Additionally, the floors benefit from a passenger lift, abundant natural light, and excellent views over Conduit Street.

Lease Terms

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Specification

- Prestigious Mayfair Location
- Demised WCs
- Passenger Lift
- Flush Panel Lighting
- Redecorated CAT A Space
- Air Conditioning
- Carpeted
- Perimeter Trunking
- Flooded With Natural Light

Floor Areas

Arranged over the 1st, 2nd and 3rd floors, comprising the following approximate net internal floor areas:

Floor	sq ft	sq m
1st Floor - Fitted & Furnished	750	69.7
2nd Floor	750	69.7
3rd Floor	750	69.7
Total	2,250	209.03

Rent

£60.00 per sq ft.

Rates

£26.39 per sq ft.

Service Charge

£8.00 per sq ft.

Further Information

For further information or to arrange an inspection please contact;

Levy Real Estate

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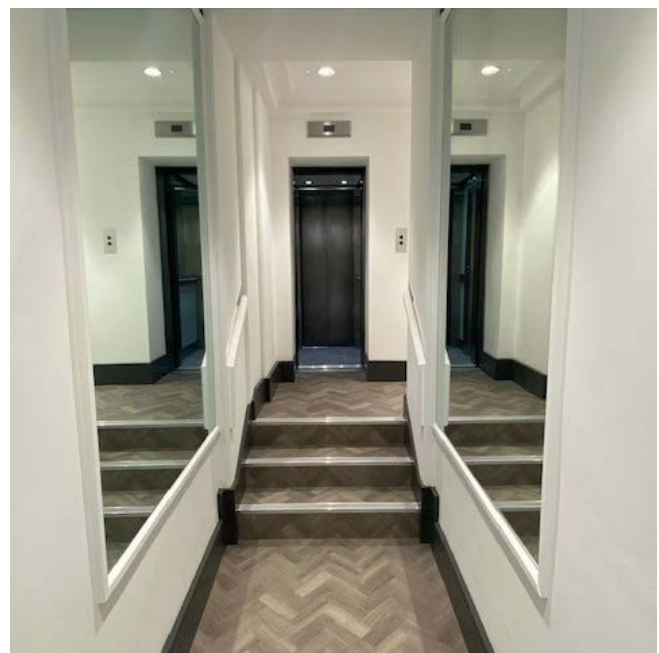
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Internal Images



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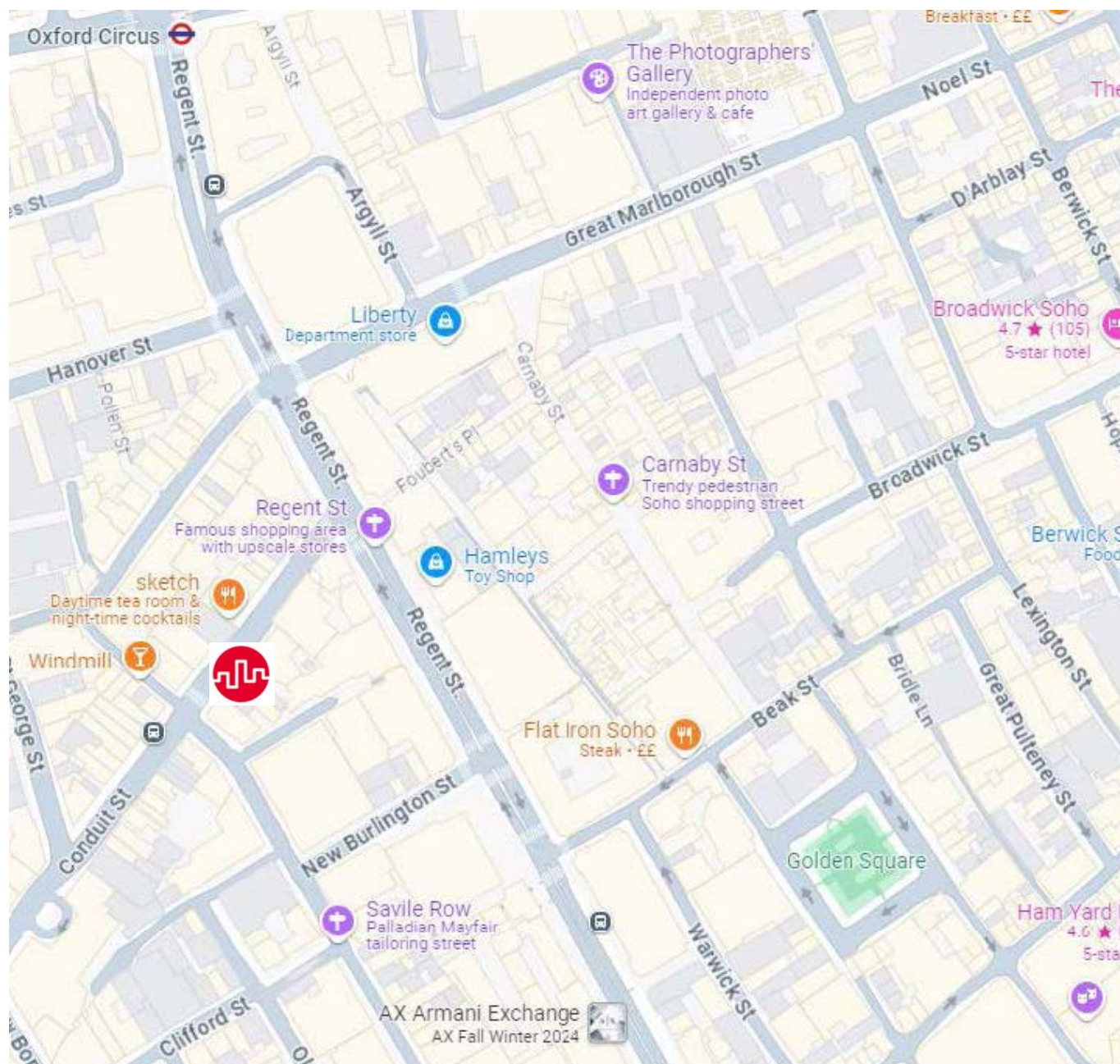
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Map



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