



45 Conduit Street, Mayfair, W1S 2YN

QUALITY ECONOMICAL MAYFAIR SELF-CONTAINED UPPER PART
RECENTLY REFURBISHED, READY FOR FITTING OUT
FLOOR BY FLOOR LETTINGS CONSIDERED

Summary

Tenure	To Let
Available Size	820 to 3,558 sq ft / 76.18 to 330.55 sq m
Rent	£50 - £70 per sq ft
Service Charge	£6.80 per sq ft
Rates Payable	£26 per sq ft
EPC Rating	Upon enquiry

Key Points

- From 820 sq ft to 3,558 sq ft
- Self-contained upper part
- 'Class E' use
- Suitable for a variety of uses
- Excellent natural light
- Fitted kitchens
- Passenger lift
- Prestigious Mayfair address

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Description

Rare opportunity to acquire a self-contained headquarters office in the heart of Mayfair.

Arranged over four upper floors with its own prominent Conduit Street entrance, the property benefits from a passenger lift, air conditioning and a recent refurbishment.

The accommodation provides an incoming occupier with the flexibility to create a bespoke fit-out tailored to their operational requirements and brand identity.

The floors provide bright, efficient and highly versatile workspace within an attractive period building, making the property ideal for a wide range of occupiers seeking a prestigious flagship office in one of London's premier business locations, 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.

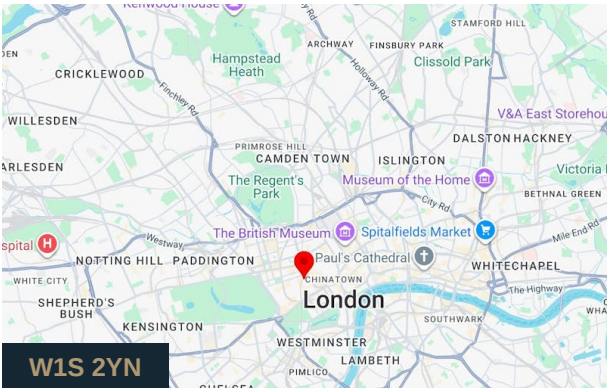
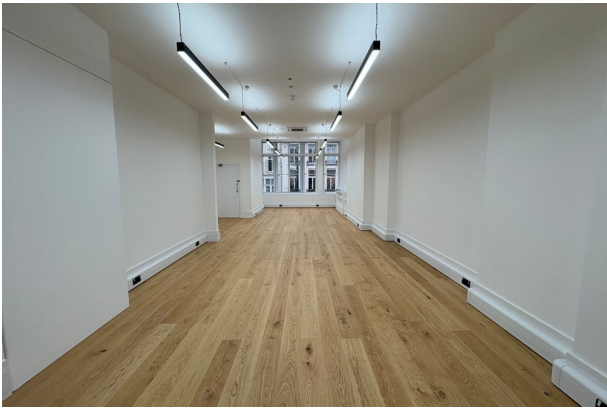
Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
4th	820	£50	£25	£6.80	£67,076
3rd	945	£55	£27	£6.80	£83,916
2nd	904	£70	£29	£6.80	£95,643.20
1st	839	£70	£27	£6.80	£87,088.20
Total	3,508	£61.25	£27	£6.80	£333,723.40

Terms

New lease direct from the Landlord.



Viewing & Further Information



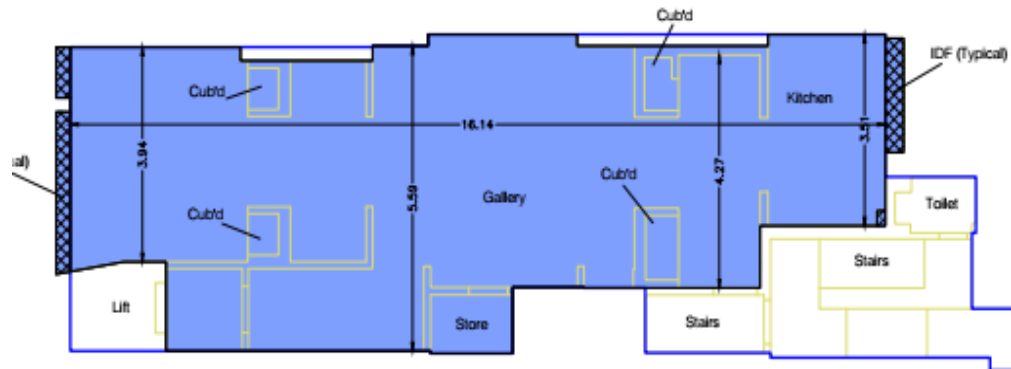
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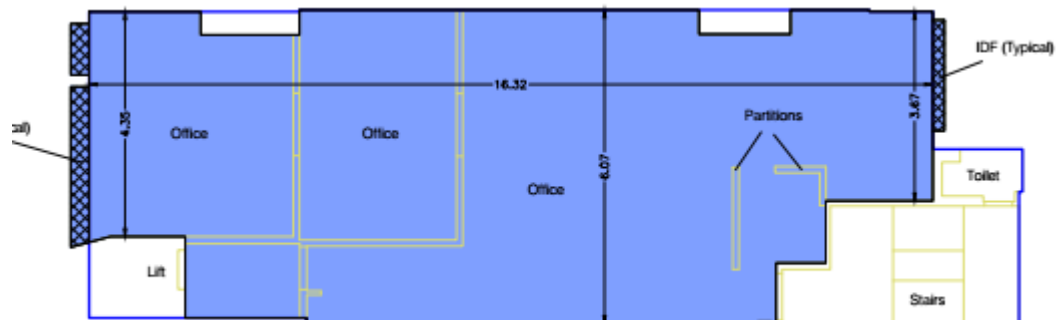
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FIRST FLOOR



THIRD FLOOR



FOURTH FLOOR

