



STUNNING MAYFAIR 'CLASS E' SPACE

**45 Conduit Street, London, W1S 2YN**  
**QUALITY ECONOMICAL MAYFAIR CLASS-E FLOOR**  
**RECENTLY REFURBISHED**

**Summary**

<b>Tenure</b>	To Let
<b>Available Size</b>	793 sq ft / 73.67 sq m
<b>Rent</b>	£70 per sq ft
<b>Service Charge</b>	£6.80 per sq ft
<b>Rates Payable</b>	£26 per sq ft
<b>EPC Rating</b>	B (36)

**Key Points**

- Class E use
- Exceptional floor to ceiling height
- Passenger lift
- 793 sq ft - suitable for a variety of uses
- Fitted kitchen
- Prestigious Mayfair address

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## Description

1st floor comprising approx. 793 sq ft of newly refurbished accommodation, offering bright, open-plan space with excellent ceiling heights and generous natural light.

The floor features a fitted modern kitchen and has been finished to a high contemporary standard, providing flexibility for a variety of uses.

Ideally suited for office occupiers, galleries, by-appointment retail, or specialist manufacturing and showroom use, this stylish first-floor suite offers a rare opportunity to occupy quality space in one of Mayfair's most prestigious and sought-after locations.

## 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

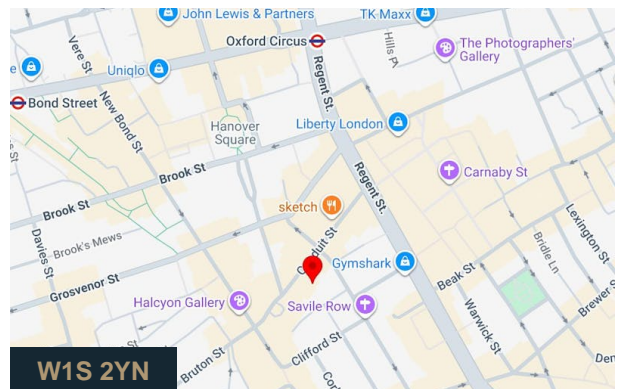
The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
1st	793	£70	£26	£6.80	£81,520.40
<b>Total</b>	<b>793</b>	<b>£70</b>	<b>£26</b>	<b>£6.80</b>	<b>£81,520.40</b>

## Terms

New lease direct from the Landlord.

Flexible terms available.



## Viewing & Further Information



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