

52 | Conduit Street

LONDON W1



**New stylish fully fitted office floors in
the heart of Mayfair now available
1,948 - 6,167 sq ft to let across 3 floors**

Description

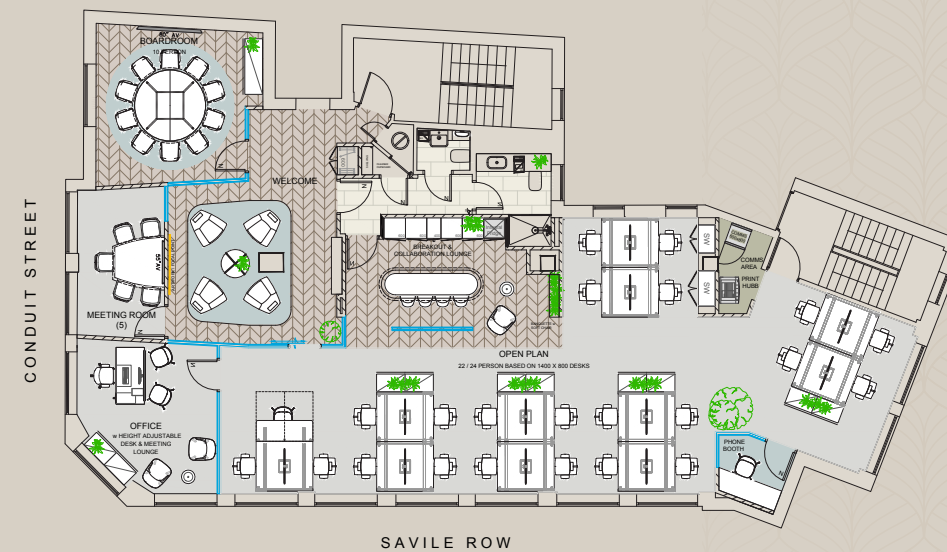
52 Conduit Street offers high quality Mayfair office space over the top three floors, which has been delivered to a considered and curated finish with new tasteful furniture, fixtures and fittings, allowing an occupier to seamlessly move in with ease.

The building's entrance has been given a stylish facelift with new seating, front desk and elegant finishes. Each floor is laid out largely in open plan, with an impressive reception area and seating, 10-person boardroom, two additional meeting rooms / private executive offices, and a stunning breakout / collaboration area with kitchenette. All floors benefit from large dual aspect windows, flooding the space with natural daylight.

Floor	Net Internal Area (sq ft)	Net Internal Area (sq m)
Sixth	1,948	181.0
Fifth	2,109	195.9
Fourth	2,110	196.0
Total	6,167	572.9



- 24 hour access
- Staffed reception
- Fully fitted
- 23 open plan desks
- 2 x demised WCs on each floor
- Fibre backbone
- EPC ratings of 'B' and 'A'
- New VRF system providing comfort cooling
- 100% Renewable energy
- 8 x person passenger lift + separate goods lift
- New shower suite on each floor
- Excellent natural light and views



Fourth & fifth floors



Sixth floor

Location

52 Conduit Street is located at the junction of Conduit Street and Savile Row, in the heart of Mayfair.

Oxford Circus, Bond Street, Piccadilly Circus and Green Park stations are all within easy walking distance, giving access to the Jubilee, Central, Bakerloo, Victoria and Piccadilly lines, together with the Elizabeth line. This will allow occupiers to leave the office and be at Heathrow in just over half an hour.

The thoroughfare is home to the most iconic fashion brands, world famous restaurants, hotels and bars, together with leading global office occupiers. Across Regent Street you will find yourself in Soho's uber trendy shopping and casual dining in and amongst Kingly Court's three levels of eclectic food offerings and bars.



Retail

1. Chanel
2. Louis Vuitton
3. Hermes
4. Burberry
5. Burlington Arcade
6. Piccadilly Arcade
7. Balenciaga

Restaurants/bars

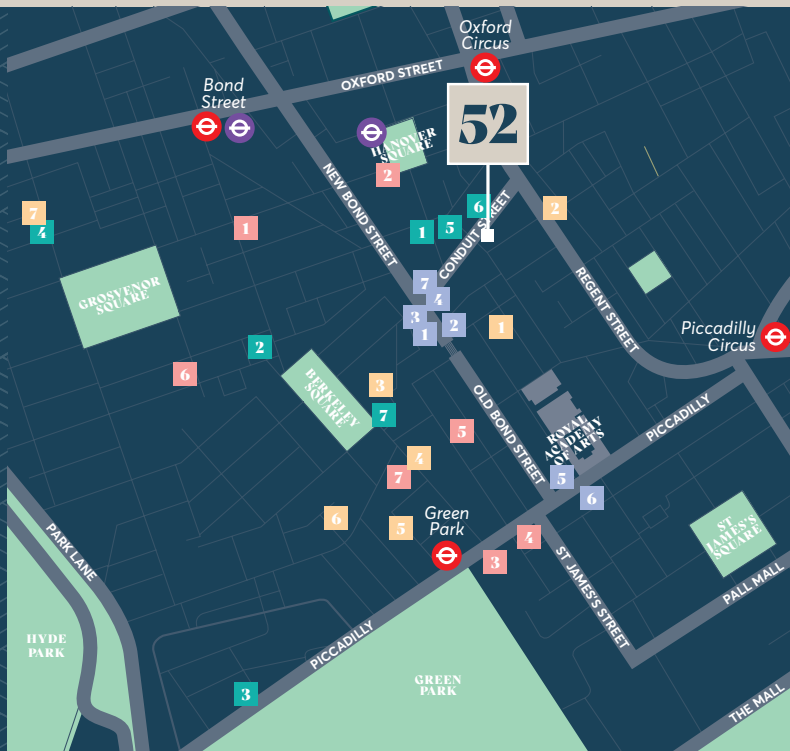
1. HUMO
2. Bacchanalia
3. COYA
4. BiBi
5. Mano Mayfair
6. Sketch
7. Sexy Fish

Hotels

1. Claridges
2. Mandarin Oriental
3. The Ritz
4. The Wolseley
5. Brown's Hotel
6. The Connaught
7. The May Fair

Retail/amenities

1. Equinox
2. Barry's SOHO
3. Fitness First
4. BuddhaBox
5. The Common Purpose Club
6. Third Space
7. JAB Boxing Club



Further Information

Terms

A new lease is available directly from the Landlord, for a term by arrangement.

Rent

On application.

Business Rates

Business rates payable estimated at £40.97 psf.

Service Charge

Service charge estimated at £16.23 per sq ft.

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