

52 | Conduit Street

MAYFAIR W1



New stylish fully fitted office floors
in the heart of Mayfair

2,120 – 4,260 sq ft to let across
2 floors

The Building

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

The building's entrance has been given a stylish facelift with a new front desk, seating, and elegant finishes. The existing passenger lift has been refurbished and a new goods lift installed. All floors benefit from large dual-aspect windows, flooding the space with natural daylight.



24 hour access



Excellent natural light and views



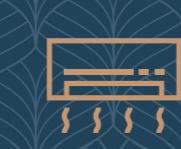
8 x person passenger lift + separate goods lift



EPC rating of 'B'



2 x demised WCs and a shower on each floor



VRF system providing comfort cooling



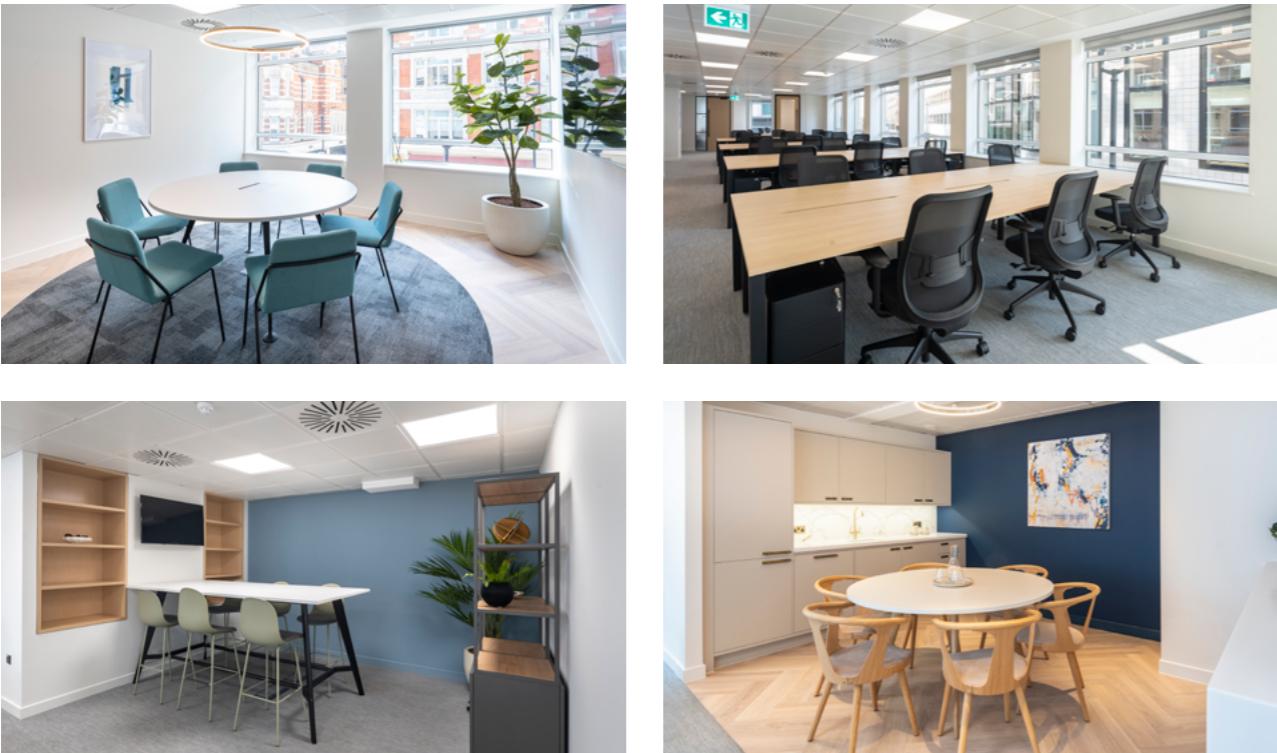
100% Renewable energy



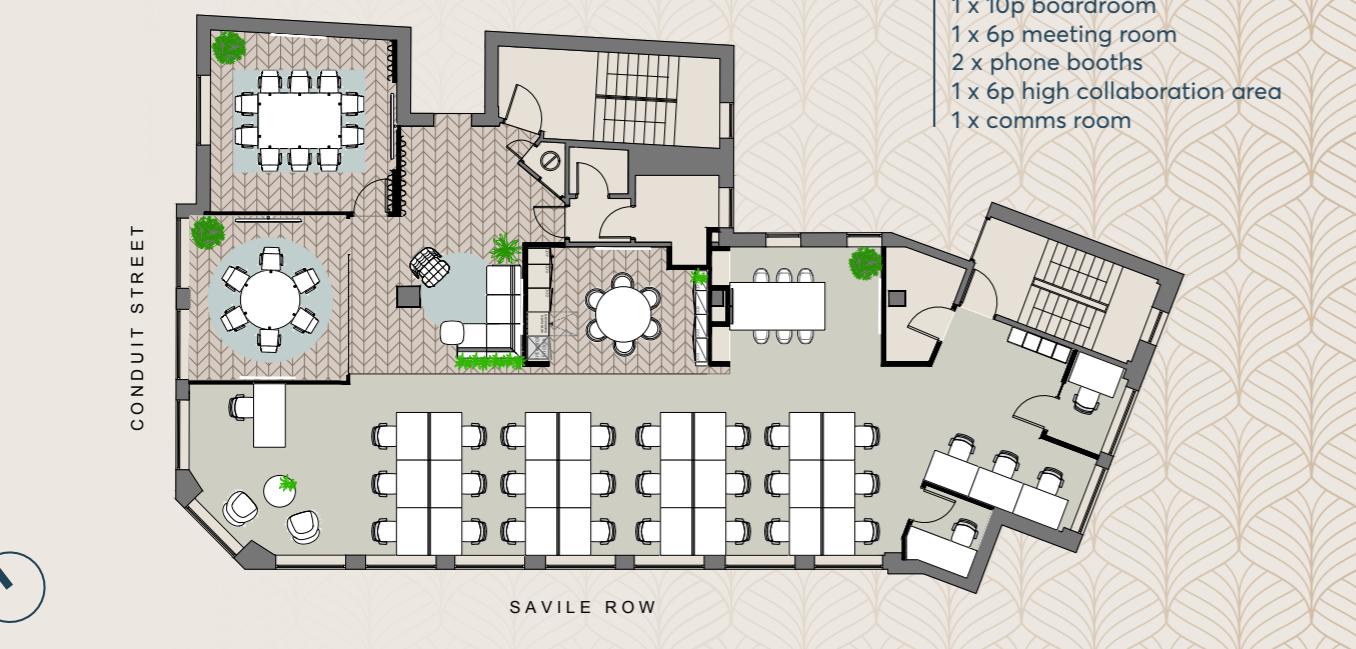
Fibre backbone providing 'plug + play'

The First Floor

The first floor totals 2,140 sq ft (198.8 sq m) and following a refurbishment, benefits from a largely open plan layout, with an impressive reception area and seating, a 10-person boardroom, additional meeting room, collaboration area, two phone booths, 28 open plan desks and a breakout area with kitchenette.



First floor fit out plan

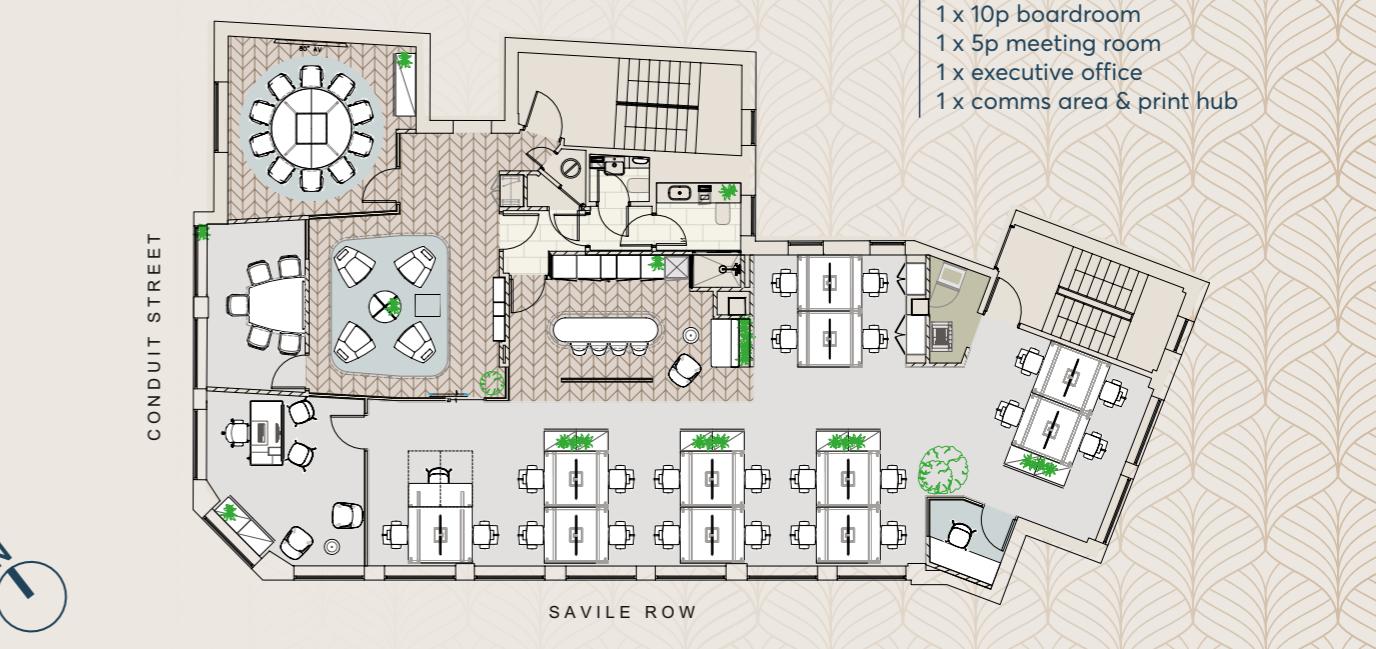


The Third Floor

The third floor totals 2,120 sq ft (196.3 sq m) and following a full refurbishment, modernisation and new fit out, benefits from a largely open plan layout, with an impressive reception area and seating, a 10-person boardroom, 23 open plan desks, an executive office, additional office/meeting room and a stunning breakout/collaboration area with kitchenette.



Third floor fit out plan



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

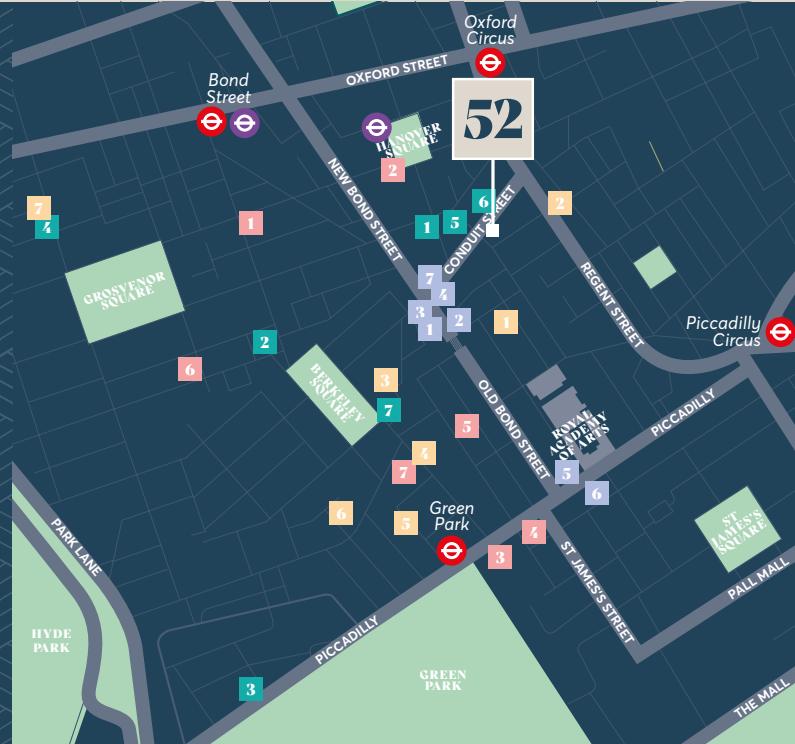
1. HUMO
2. Bacchanalia
3. COYA
4. BiBi
5. Mano Mayfair
6. Sketch
7. Sexy Fish

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

POA.

Business Rates

Business rates estimated at £40.79 psf.

Service Charge

Service charge estimated at £16.23 per sq ft.

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