

52 | Conduit Street

MAYFAIR W1



**New stylish fully fitted office floors
in the heart of Mayfair**

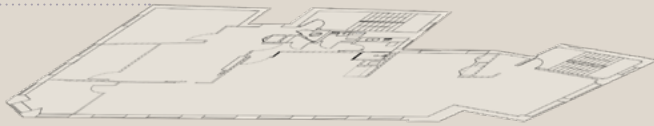
**2,120 – 4,260 sq ft to let across
2 floors**

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.

Sixth floor
1,926 sq ft
LET



Fifth floor
2,120 sq ft
LET



Fourth floor
2,120 sq ft
LET



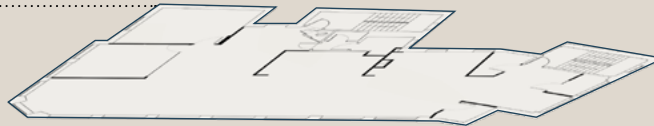
Third floor
2,120 sq ft
AVAILABLE



Second floor
2,191 sq ft
LET



First floor
2,140 sq ft
AVAILABLE



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'

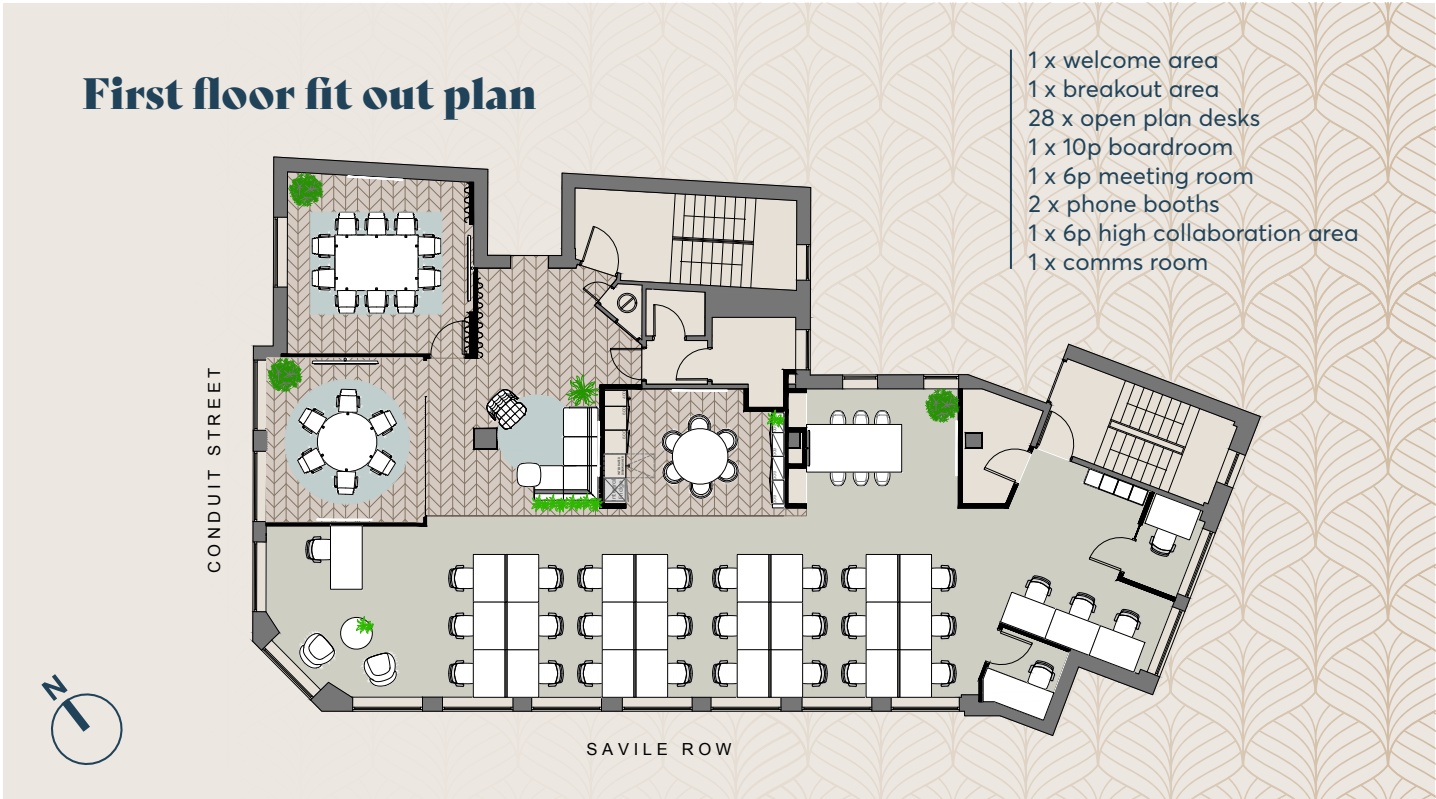
The First Floor

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.



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.



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

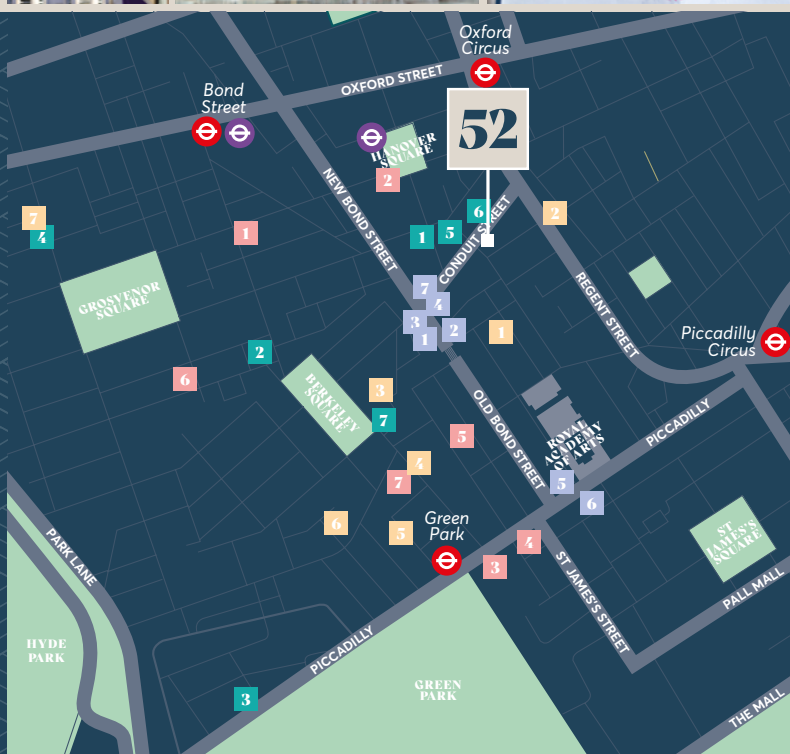
1. HUMO
2. Bacchanalia
3. COYA
4. BiBi
5. Mano Mayfair
6. Sketch
7. Sexy Fish

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.

Contacts

Harriet James
+44 (0) 7586 300 172
harrietjames@ashwell.london

Ash Sharma
+44 (0) 7721 001 751
ash@ashwell.london

Ashwell
LONDON

Daniel Brownlee
+44 (0) 7971 061 119
daniel.brownlee@knightfrank.com

Lydia Carter
+44 (0) 7929 668 005
lydia.carter@knightfrank.com

Knight
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