

# REFURBISHED OFFICE FLOOR TO LET

1,010 sq ft

2 CONDUIT STREET, MAYFAIR W1



**Location:**

The property is located on the north side of Conduit Street close to the junction with Regent Street. The immediate area is known for its excellent restaurants, bars, and shopping facilities and attracts many financial and other professional occupiers.

Oxford Circus (Central, Bakerloo and Victoria lines) underground station is within easy walking distance, whilst numerous bus routes pass close by on Regent Street.

**Accommodation:** The available accommodation comprises the entire fifth floor of this multi-tenanted modern office building.

The office space has recently been refurbished with new decoration and carpeting, and is a regular open plan office with windows to the front and back of the building. Kitchen services are capped off within the demise.

There is comfort cooling, a passenger lift, video entrance phone and male and female WCs within the common parts.

**Size (sq ft):**

<b>Floor</b>	<b>Size (sq ft)</b>	<b>Size (sq m)</b>
5 <sup>th</sup>	1,010	93.8

**Amenities:**

- Refurbished
- Comfort cooling
- Perimeter trunking
- Passenger lift
- Video entrance phone
- Capped off kitchen services

**Terms:** New lease for a term by arrangement.

**Rent:** £62.50 per sq ft.

**Service Charge:** TBC

**Rates:** Approx. £10.77 per sq ft payable, based upon the 2005 Rateable Value of £24,500.

**Viewing:** Strictly by appointment through sole agents:

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