

42 Conduit Street Mayfair

London, W1S 2YH

- Brand-newly refurbished building in prime Mayfair
- Fully-fitted 2nd & 3rd floors totalling 1,256 sq. ft. (NIA)
- Grade II Listed
- Substantial ceiling heights
- Excellent natural light
- Available by way of new lease direct from the Landlord

albany

albany-re.com

+44 (0) 203 691 1613





*Fit-out depicted for illustrative purposes



*Fit-out depicted for illustrative purposes



*Fit-out depicted for illustrative purposes



Existing 2nd Floor CAT A refurbishment



Amenities

- Brand-newly refurbished building
- Design-led arrival experience
- Excellent floor to ceiling heights
- Fitted kitchenette(s)
- Excellent natural light
- Air conditioning
- Close proximity to various underground stations (Bond Street, Oxford Circus & Green Park).

Description

This Grade II Listed building seamlessly combines elegant period architecture with a high-quality contemporary specification.

Brand-newly refurbished workspace is available across the 2nd and 3rd floors, offering excellent natural light, generous ceiling heights and premium finishes throughout.

Positioned in the heart of Mayfair, 42 Conduit Street provides a rare combination of heritage character and modern workplace design.

Location

Mayfair has long been one of London's most prestigious business addresses. Home to world-renowned luxury brands, private members' clubs, galleries and five-star hotels, it offers an unrivalled setting for ambitious businesses.

42 Conduit Street benefits from excellent connectivity, just a short walk from Bond Street (Elizabeth, Central & Jubilee lines), Oxford Circus (Victoria, Bakerloo & Central lines) and Green Park (Victoria, Jubilee & Piccadilly lines).



Term

New lease available direct from the Landlord.

EPC

Upon Request.

VAT

The property is elected for VAT.

Floor Areas & Outgoings

Accommodation comprises the following:

FLOOR	SQ. FT. (NIA)	RENT (£ PER SQ. FT.)	BUSINESS RATES (£ PER SQ. FT.)	SERVICE CHARGE (£ PER SQ. FT.)	TOTAL (PCM)
3 rd	637	£125.00	£24.00	£15.25	£8,719
2 nd	619	£125.00	£25.00	£15.50	£8,537

Contact Us

For further information or if you would like to arrange a viewing,
please contact:



Brad Sharp

FOUNDER

+44 (0)7725 739 628

brad@albany-re.com



Adam Ben-Harosh MRICS

SENIOR ADVISOR

+44 (0)7773 550 906

adam@albany-re.com

Albany gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but, must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Albany has any authority to make any representation or warranty whatsoever in relation to this property. Albany is the trading name of Albany Real Estate Limited. Company registered in England & Wales no. 14422374. Registered office: 101 New Cavendish Street, 1st Floor South, London, W1W 6XH.