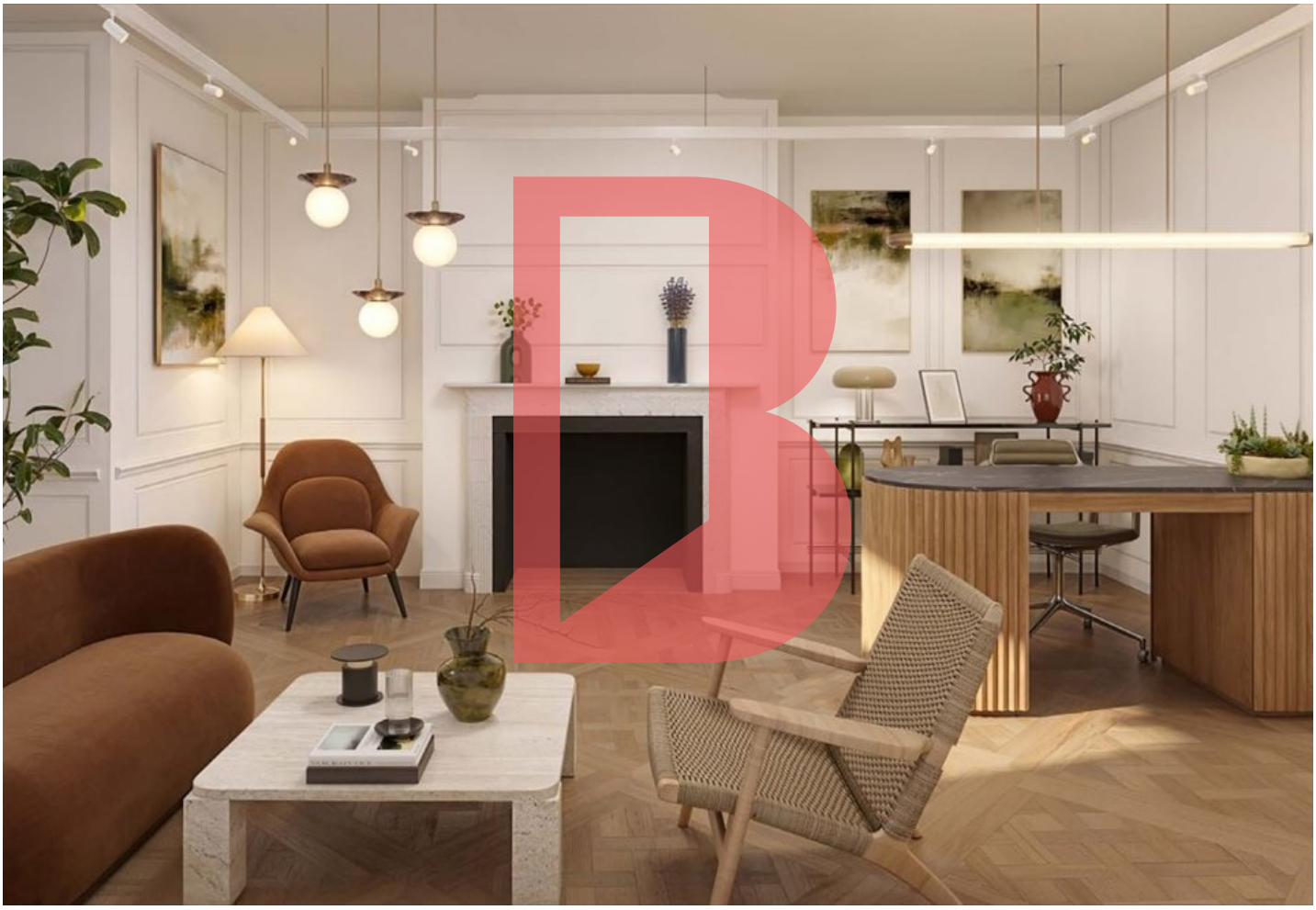


42 CONDUIT STREET W1

OVERVIEW

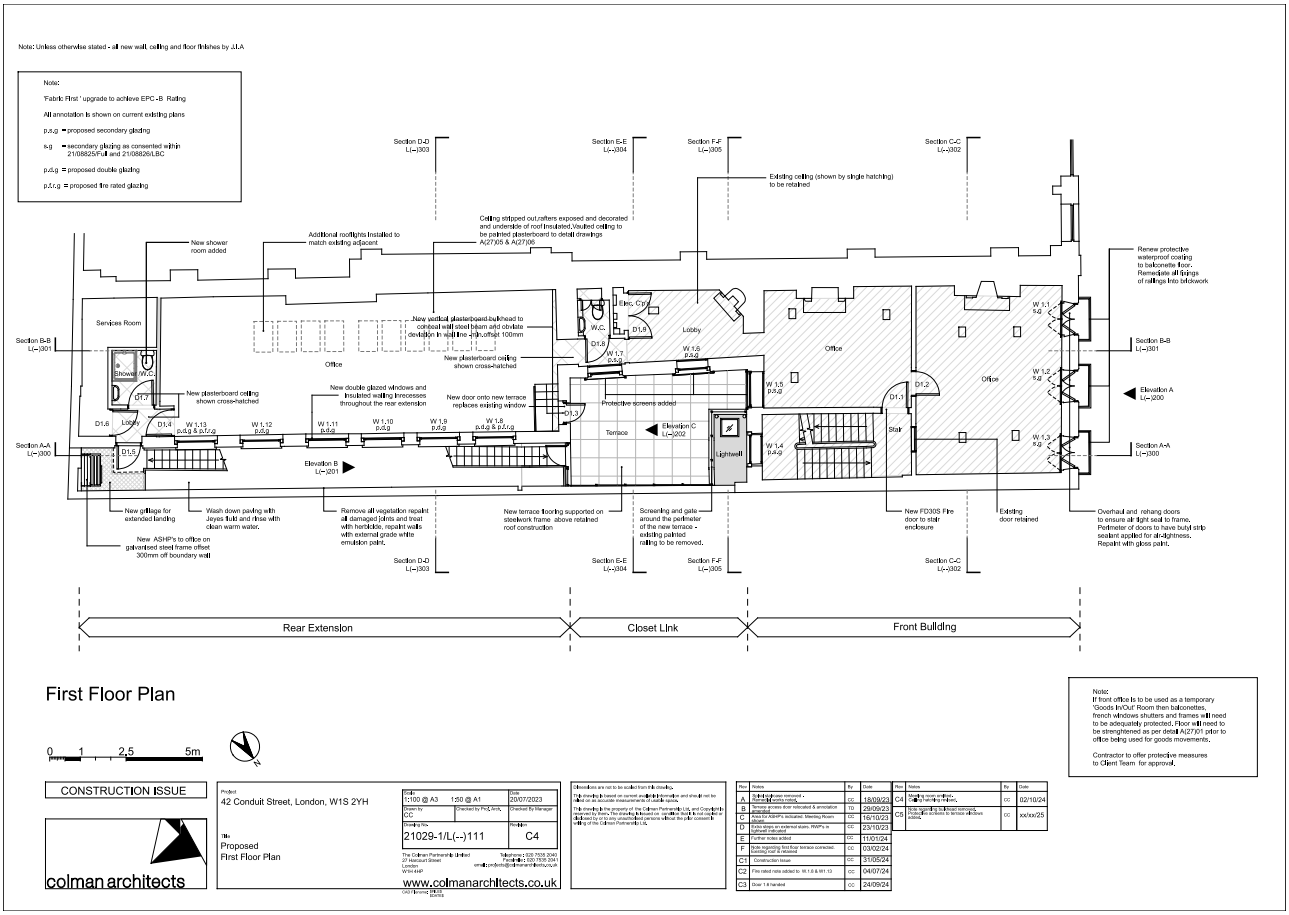
A Grade II listed building combining elegant period architecture with contemporary upgrades, offering high ceilings, excellent natural light and premium finishes throughout. The result is a bright, spacious managed office environment that meets the demands of modern occupiers without compromising on the heritage character that makes the building so distinctive. A prestigious Mayfair address and an exceptional specification make this one of the more refined managed office options in the West End.





AMENITIES

- Fully Fitted
- Excellent transport links
- Meeting rooms
- Private terrace
- Incredible natural light



First Floor Plan

0 1 2.5 5m

Note:
If front office to be used as a temporary 'Goods In/Out' Room then balconettes, french windows shutters and frames will need to be adequately protected, Floor will need to be strengthened as per detail A(2)7301 prior to office being used for goods movements.

Contractor to offer protective measures to Client Team for approval.

CONSTRUCTION ISSUE

colman architects

Project
42 Conduit Street, London, W1S 2YH

Title
Proposed
First Floor Plan

Scale		Date
1:100 @ A3	1:50 @ A1	20/07/2023
Drawn by: CC	Checked by: PG/L Smith	Checked By Manager
Drawing No.		Revision
21029-1/L(--)111		C4

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CAD Filename: EN-01 Sample

Dimensions are not to be scaled from this drawing.
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Rev	Notes	By	Date
A	Build up/cross reinvent - Revised M.E.P's notes	CC	18/09/23
B	Terrace access door relocated & annotation added	TD	29/09/23
C	Area for ASHP's indicated. Meeting Room	CC	16/10/23
D	Grids areas on external areas. RWP's to lightwell indicated	CC	23/10/23
E	Further notes added	CC	11/01/24
F	Note regarding first floor terrace corrected. Matching roof tile revised	CC	03/02/24
C1	Construction Issue	CC	31/05/24
C2	Fire rated note added to W.1.8 & W1.13	CC	04/07/24
C3	Door 1.6 handed	CC	24/09/24
C4	Glazing room omitted. Door to be handed where...	CC	02/10/24
C5	Note regarding to timber sections. Door 1.6 & sections to be new softwood timber.	CC	xx/xx/25

TERMS

Flexible by arrangement

SUMMARY

Available Size	538 sq ft to 5,543 sq ft
Floor:Ground	2,462 sq ft
Floor:1st	1,287 sq ft
Floor:2nd	619 sq ft
Floor:3rd	637 sq ft
Floor:4th	538 sq ft
Price	£160 psf
Lease	New lease from landlord.
Business Rates	From £24 psf
Service Charge	£5 psf
VAT	Elected

VIEWING & FURTHER INFORMATION

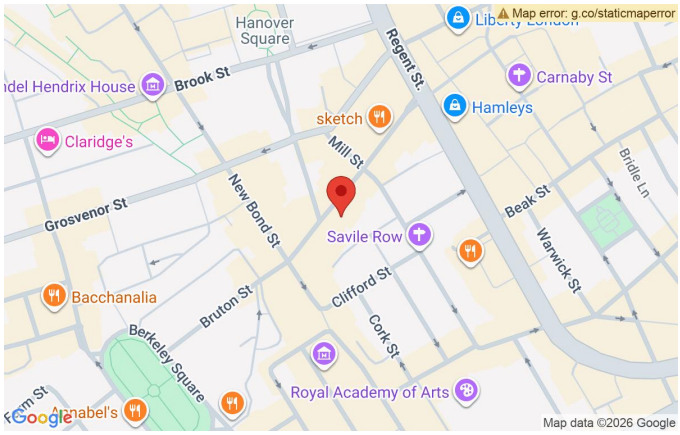
Viewing strictly by prior appointment with the sole agent:

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LOCATION

Conduit Street sits between Regent Street and New Bond Street in the heart of Mayfair, one of the West End's most prestigious and immediately recognisable addresses. Oxford Circus and Bond Street stations are both a short walk away, covering the Bakerloo, Central, Victoria, Jubilee and Elizabeth lines. The surrounding streets offer an exceptional concentration of luxury retail, private members clubs and acclaimed restaurants that few London addresses can rival.

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