



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

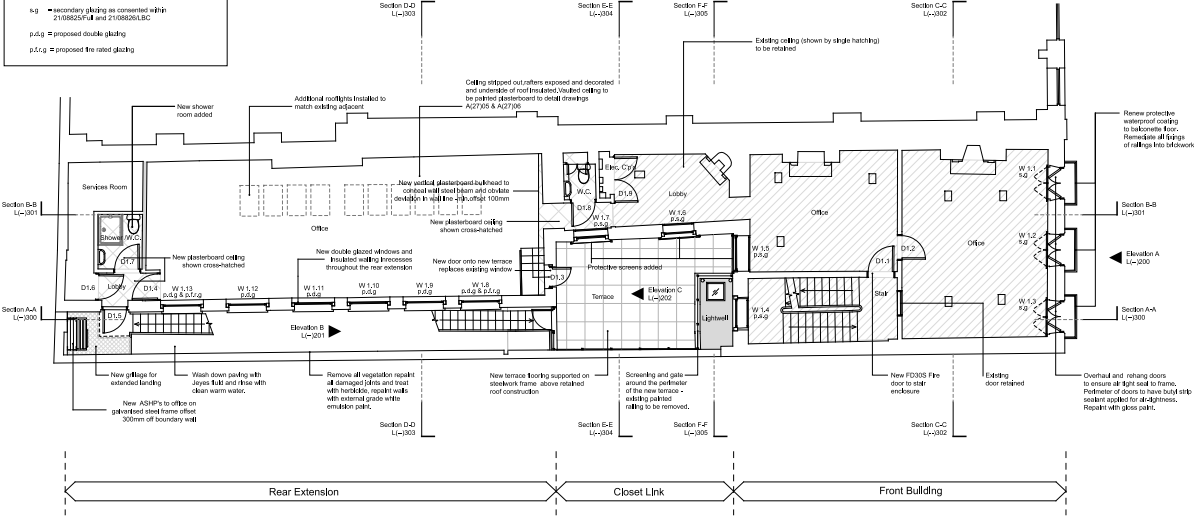
Private terrace

Incredible natural light

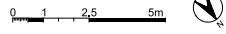


Note: Unless otherwise stated - all new wall, ceiling and floor finishes by dA

Note:
 Fabric First Upgrade to achieve EPC-B Rating
 All annotation is shown on current existing plans
 p.s.g. = proposed secondary glazing
 s.g. = secondary glazing as consented within 2108825/FUL and 2108826/LBC
 p.d.g. = proposed double glazing
 d.g. = proposed double glazing



First Floor Plan



CONSTRUCTION ISSUE

Project: 42 Conduit Street, London, W1S 2YH

Client: 1100 @ A3	150 @ A1	Date: 23/07/2023
Drawn by: CC	Checked by: PCC	Project Reference: 21029-1/L(-)-111
Scale: 1:100	1:150	Code: C4
www.colmanarchitects.co.uk		

Read these notes in conjunction with the drawings and specifications to be used in the construction of the works. The drawings and specifications shall be read in conjunction with the contract documents and shall be subject to the terms and conditions of the contract documents.

No.	Notes	By	Date	No.	Notes	By	Date
A	21029-1/L(-)-111	CC	23/07/2023	C4	21029-1/L(-)-111	CC	02/10/24
B	21029-1/L(-)-111	CC	23/07/2023				
C	21029-1/L(-)-111	CC	23/07/2023				
D	21029-1/L(-)-111	CC	23/07/2023				
E	21029-1/L(-)-111	CC	23/07/2023				
F	21029-1/L(-)-111	CC	23/07/2023				
G	21029-1/L(-)-111	CC	23/07/2023				
H	21029-1/L(-)-111	CC	23/07/2023				
I	21029-1/L(-)-111	CC	23/07/2023				
J	21029-1/L(-)-111	CC	23/07/2023				
K	21029-1/L(-)-111	CC	23/07/2023				
L	21029-1/L(-)-111	CC	23/07/2023				
M	21029-1/L(-)-111	CC	23/07/2023				
N	21029-1/L(-)-111	CC	23/07/2023				
O	21029-1/L(-)-111	CC	23/07/2023				
P	21029-1/L(-)-111	CC	23/07/2023				
Q	21029-1/L(-)-111	CC	23/07/2023				
R	21029-1/L(-)-111	CC	23/07/2023				
S	21029-1/L(-)-111	CC	23/07/2023				
T	21029-1/L(-)-111	CC	23/07/2023				
U	21029-1/L(-)-111	CC	23/07/2023				
V	21029-1/L(-)-111	CC	23/07/2023				
W	21029-1/L(-)-111	CC	23/07/2023				
X	21029-1/L(-)-111	CC	23/07/2023				
Y	21029-1/L(-)-111	CC	23/07/2023				
Z	21029-1/L(-)-111	CC	23/07/2023				

Note:
 If front office to be used as a temporary Spills ROOM Room then balconies, french windows shutters and frames will need to be adequately protected. Prior approval to be given as per dA (2701) offer to office being used for goods movement.
 Contractor to offer protective measures to Client Team for approval.

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

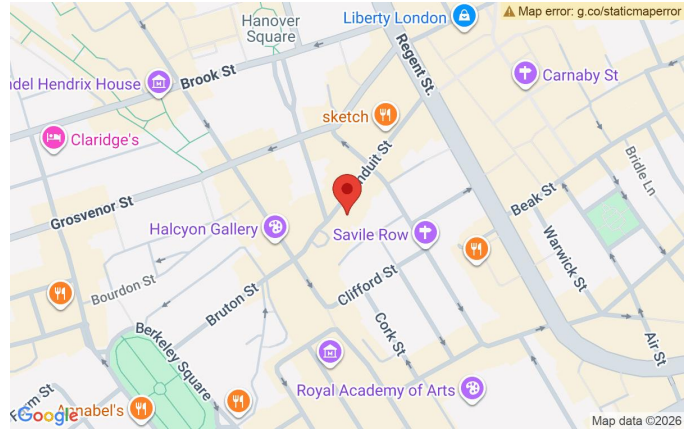
Price £160 psf

Lease New lease from landlord.

Business Rates From £24 psf

Service Charge £5 psf

VAT Elected



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.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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