

45 Conduit Street
Mayfair, London, W1S 2YN



OFFICE TO LET | 777 sq ft



Location

The property is situated in a prime position on the south side of Conduit Street, close to its junction with Savile Row. Located in the heart of Mayfair the property benefits from all the amenities that this prestigious area has to offer. Bond Street (Central and Jubilee lines), Green park, (Victoria, Jubilee and Piccadilly lines) and Oxford Circus (Victoria, Central and Bakerloo) underground stations are within close proximity.

Description

The 4th floor suite offers contemporary office space which was tastefully refurbished in 2016.

The floor is split into three areas which currently provide:

- A reception/waiting and meeting area, with separate kitchenette
- Open plan office space for four people with additional natural light from a large skylight.
- The rear section of the office provides open plan space for up to six desks, including a server cabinet.

Floor Areas

Floor	sq ft	sq m
4th Floor	777	71
TOTAL (approx.)	777	71

*Measurement in terms of NIA



Ray Walker, Partner

📞 020 7025 1399

Suzy Link, Senior Surveyor

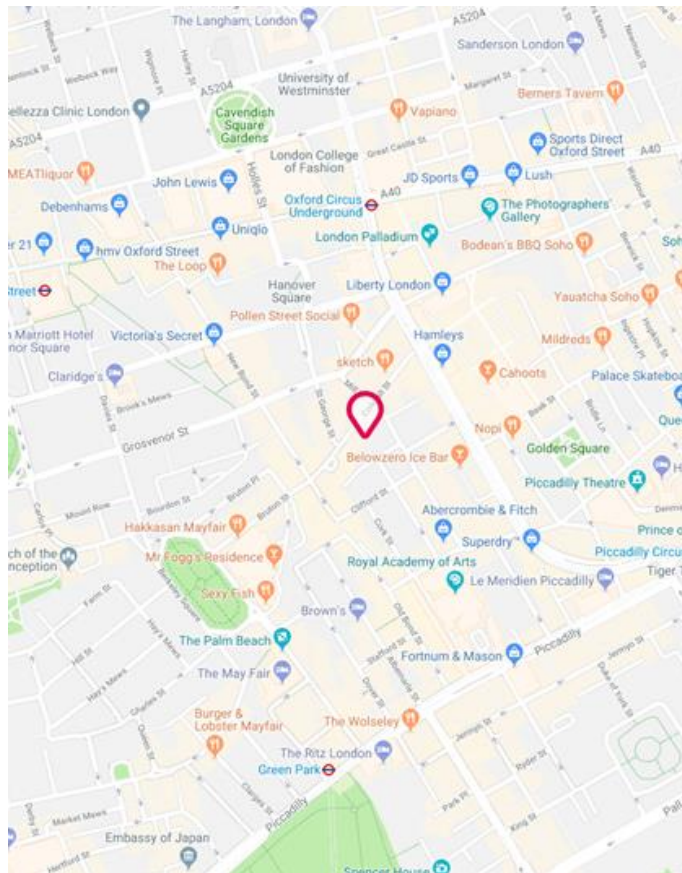
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

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Terms

Tenure:	Leasehold
Lease:	New FRI lease direct from the landlord
Rent:	£65.00 psf pax
Rates:	Estimated at £24.50 psf (2018/19)
Service Charge:	Approximately £5.70 psf pa

Amenities

- Bright, contemporary office space
- Perimeter trunking
- Passenger lift
- Kitchenette
- Skylight (with thermal blinds)
- Wooden floor

Ray Walker, Partner

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Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **120**

This is how energy efficient
the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	90
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	99.37
Primary energy use (kWh/m ² per year):	587.79

Benchmarks

Buildings similar to this
one could have ratings as
follows:

22

If newly built

65

If typical of the
existing stock

The Code for Leasing Business Premises in England and Wales 2007: The Landlord has regard to this voluntary code of practice. If you are professionally advised you should ask your advisor for a copy. The document can be found at www.leasebusinesspremise.co.uk or obtained via the Royal Institution of Chartered Surveyors or a number of business organisations.

If you would like to receive this publication in your language, or in an alternative format such as braille, large print or audio tape, please contact The City Surveyor's Department, City of London, PO Box 270, Guildhall, London EC2P 2EJ. Tel: +44 (0)20 7332 1250.



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