



4 CONDUIT STREET

1ST FLOOR



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AVAILABLE 1ST FLOOR, 793 SQ FT



OVERVIEW

We are pleased to present this bright, newly decorated office located just off Regent Street and minutes from Oxford Circus tube station. This 1st floor office space has great views over Conduit Street and benefits from a lift leading directly into the office, air conditioning, 4 small separate offices/meeting rooms, tea point, 2.51m floor-to-ceiling height and 24-hour access.

This office space's central location allows easy access to West End clients and is just a short journey to the City. The diverse range of restaurants, bars and cafés which complement the area provide unlimited entertainment and dining options.

RENT

£70.00 PER SQ FT

Rents are quoted exclusive of VAT. Subject to contract.

FEATURES

- Air conditioning
- Tea point
- 4 separate offices/meeting rooms
- Lift access directly into the office
- Newly decorated
- Close to Oxford Circus station

OUR TERMS

Lease length:
3 years

Break clause:
6 months' notice

Business rates:
Approx. £26.72 psf

VIEWING

Strictly by appointment through the sole agents.

THE CROWN ESTATE WORKPLACES

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