



2-3 CONDUIT STREET

4TH FLOOR



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AVAILABLE 4TH FLOOR, 982 SQ FT



OVERVIEW

Ideally located between Oxford Circus and Piccadilly Circus, this recently decorated office comprises the entire 4th floor within a very efficient floor plate.

The entrance to the building has been recently refurbished offering the option of lift access and a staircase to the upper floors. Upon entering the 4th floor office space, you will be greeted by an open plan floor plate with excellent natural light on either side of the space. In addition, this space offers a separate meeting room, tea point and air-conditioning. This is an excellent property which will appeal to any potential tenants looking to be close to Mayfair and Soho.

RENT

£72.50 PER SQ FT

Rents are quoted exclusive of VAT. Subject to contract.

FEATURES

- Air conditioning
- Tea point
- Meeting room
- Passenger lift
- Excellent natural light
- 3-minute walk to Oxford Circus station

OUR TERMS

Lease length:
3 years

Break clause:
6 months' notice

Business rates:
Approx. £24.70 psf

VIEWING

Strictly by appointment through the sole agents.

THE CROWN ESTATE WORKPLACES

020 7758 0333

info@thecrownestateworkplaces.com