



# 2-3 CONDUIT STREET

1ST FLOOR



THE CROWN  
ESTATE



REGENT  
STREET  
OFFICE DIRECT

# 2-3 CONDUIT STREET

AVAILABLE 1ST FLOOR, 997 SQ FT



## OVERVIEW

Ideally located on the cusp of Mayfair and between Oxford Circus and Piccadilly Circus stations, this recently decorated office comprises the entire 1st 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 office space, there is an open plan floor plate with 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

**£68.00 PER SQ FT**

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- Air conditioning
- Tea point
- Meeting room
- Passenger lift
- Close to Oxford Circus station

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Approx. £25.55 psf

## VIEWING

Strictly by appointment through the sole agents.

**REGENT STREET OFFICE DIRECT**

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