

NEWLY REFURBISHED FIRST FLOOR  
AIR CONDITIONED OFFICES  
1,203 SQ FT (111.76 SQ M)  
TO LET

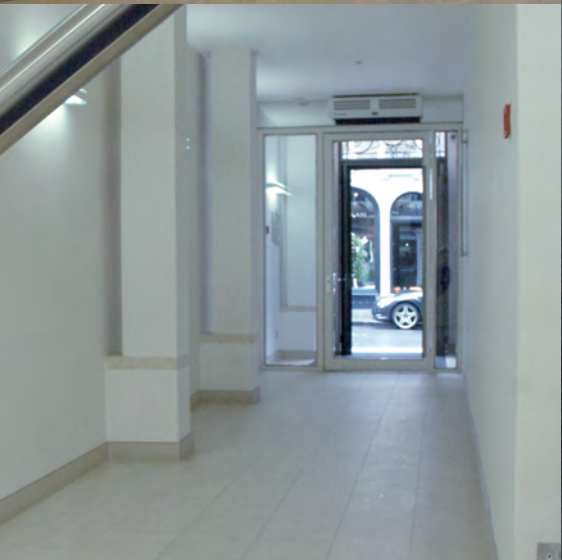
# 22 Conduit Street

MAYFAIR • W1



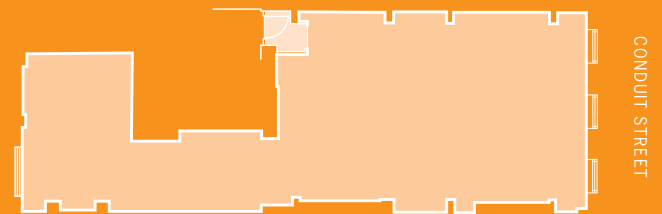
# description

This attractive building comprises an independent retail unit on the lower floors with offices above approached through a newly refurbished reception area. The First floor has been comprehensively refurbished to provide bright open plan offices totaling 1,203 sq ft (111.76 sq m) capable of subdivision as required.



## AMENITIES

- New Mitsubishi comfort cooling with ducted fresh air
- LG7 compliant lighting
- Passenger lift
- Perimeter trunking
- Full carpeting
- Entry phone
- Metal tiled suspended ceiling
- Excellent natural light
- Capped off services
- Secondary glazing



## TERMS

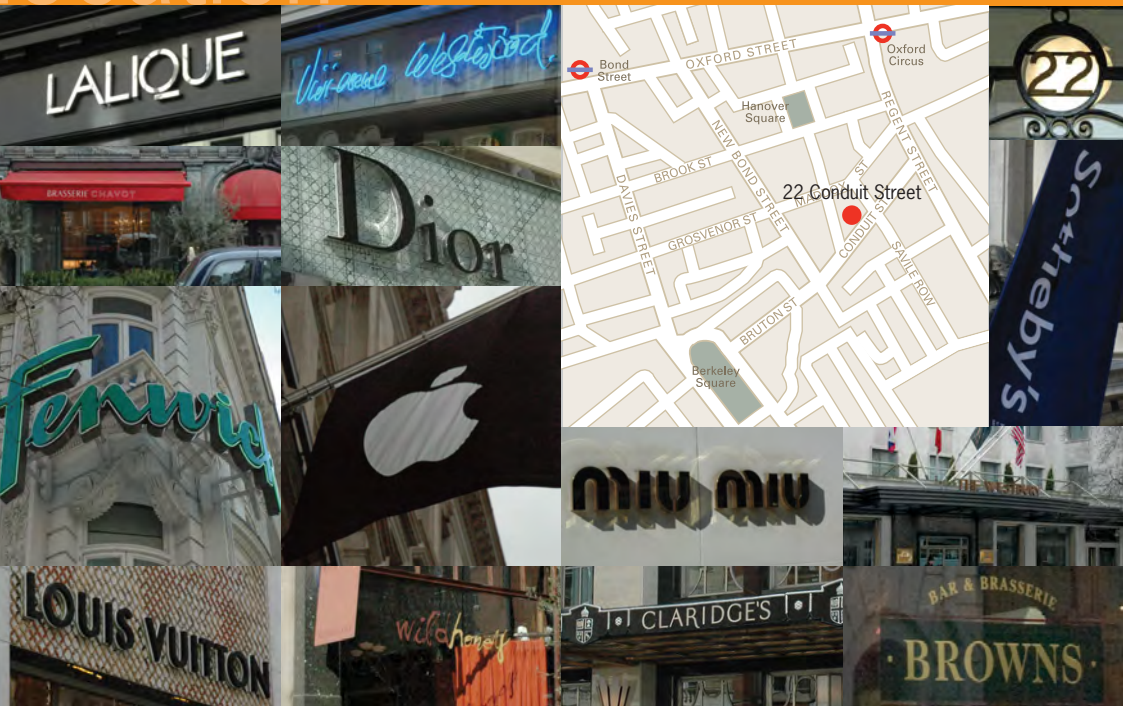
A new lease is available direct from the Freeholder. Rent upon application.

# accommodation



The property is located on the north side of Conduit Street between the junctions with St George Street and Mill Street in the heart of Mayfair. Oxford Circus, Bond Street and Green Park Underground stations (Central, Victoria, Bakerloo, Jubilee and Piccadilly lines) are all close by whilst the area is served by a range of shops, restaurants, bars and hotels.

# location



## EPC

EPC Rating D – 86.

## OCCUPATION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## VIEWING

By arrangement with the joint sole agents.



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