



JEREMY JAMES

42 CONDUIT STREET, MAYFAIR, LONDON W1S



RENT

£79,625 per annum

SERVICE CHARGE

Approx £9,714.25

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £15,288 per annum

EPC RATING

A

33 New Cavendish Street
London,
W1G 9TS

020 7486 4111
jeremyjames@jeremy-james.co.uk



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DESCRIPTION

Conduit Street is ideally positioned between Regent Street and New Bond Street in the heart of Mayfair, one of London's most prestigious and sought-after West End locations. Both Oxford Circus and Bond Street Underground stations are within a short walk, providing access to the Bakerloo, Central, Victoria, Jubilee and Elizabeth lines. The surrounding area is renowned for its world-class luxury retail, exclusive private members' clubs and an outstanding selection of renowned restaurants, offering an unrivalled business and lifestyle destination.

AMENITIES

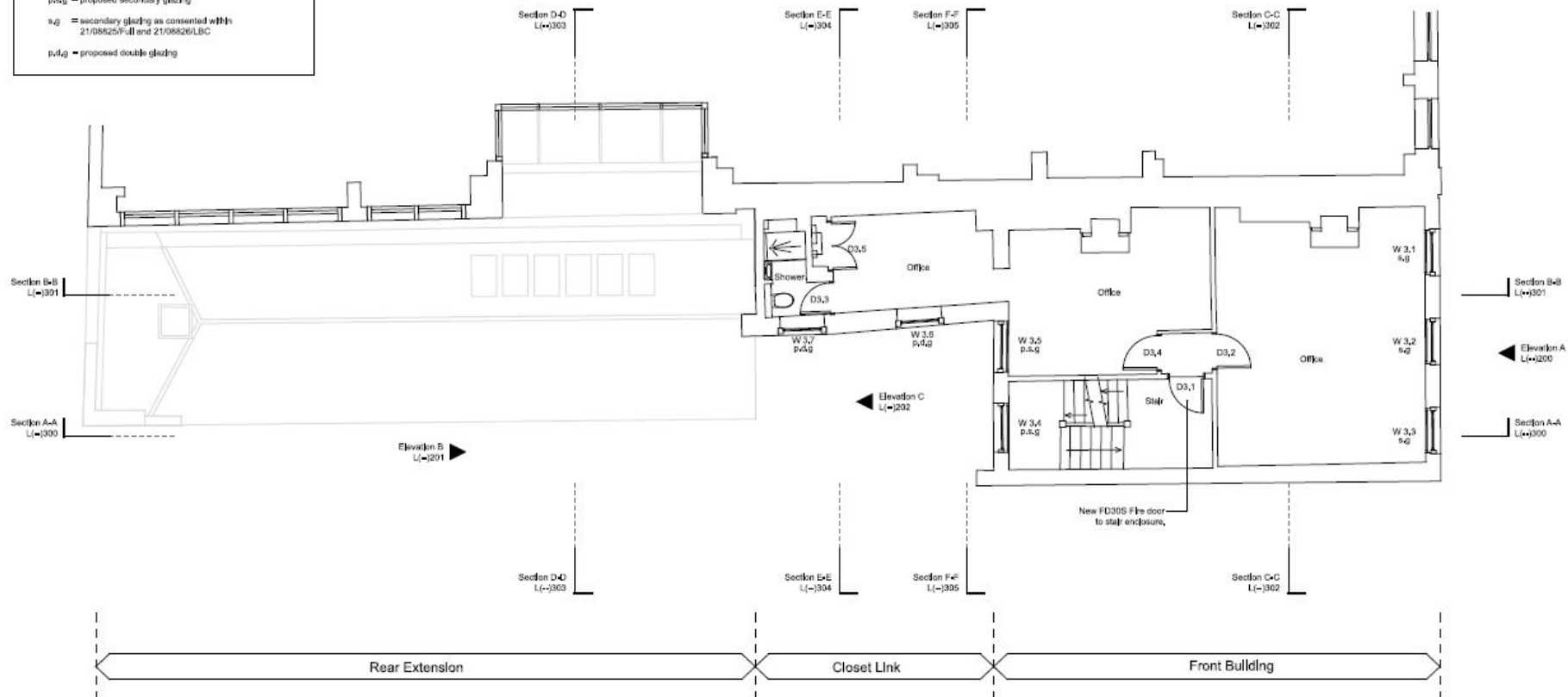
Third Floor
637 sq ft
Fully Fitted
E Class
Excellent Transport Links
EPC A

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Note: Unless otherwise stated, all new wall, ceiling and floor finishes by JJA

Note:
 Fabric First ' upgrade to achieve EPC 'B' Rating
 All annotation is shown on current existing plans
 p.v.g = proposed secondary glazing
 s.g = secondary glazing as consented within
 21/08/25 Full and 21/08/26 LBC
 p.d.g = proposed double glazing



Third Floor Plan

0 1 2.5 5m



CONSTRUCTION ISSUE



Product
 42 Conduit Street, London, W1S 2YH

Title
 Proposed
 Third Floor Plan

Scale 1:100 @ A3 1:50 @ A1	Date 29/07/2023
Drawn by C.C.	Checked by P.H. A.C.
Drawn No. 21029-1/L(-)113	Revision C1

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This drawing is not to be scaled from this drawing.
 This drawing is based on current available information and should not be
 relied on as an accurate measurement of existing space.
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Rev	Notes	By	Date
A	Initial window schedule	CC	18/09/23
B	Annotation completed	TO	29/09/23
C	Door numbers added	CC	11/10/23
C1	Construction issue	CC	31/05/24

Activate Windows
 Go to Settings to activate Windows



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All negotiations are subject to contract. The Agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the Agents (or any employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which then intend to rely. Measurements or distances referred to are approximately only. We have not carried out a survey or tested the services, appliances or specific fittings.

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