JEREMY JAMES

42 CONDUIT STREET, MAYFAIR, LONDON W1S



RENT
£44,590 per annum

SERVICE CHARGE
Approx £9,714.25

LOCAL AUTHORITY
City of Westminster

BUSINESS RATES
Approx £15,288 per annum

EPC RATING
A

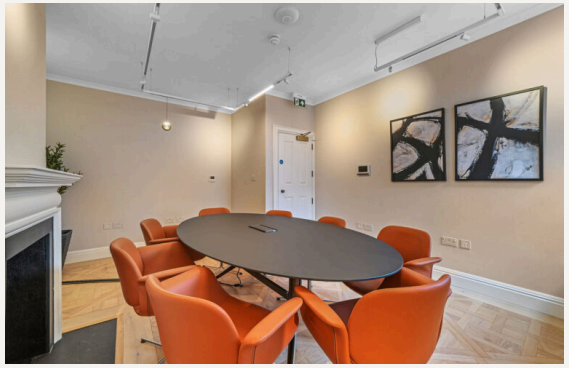
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DESCRIPTION

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 J.L.A

Note:

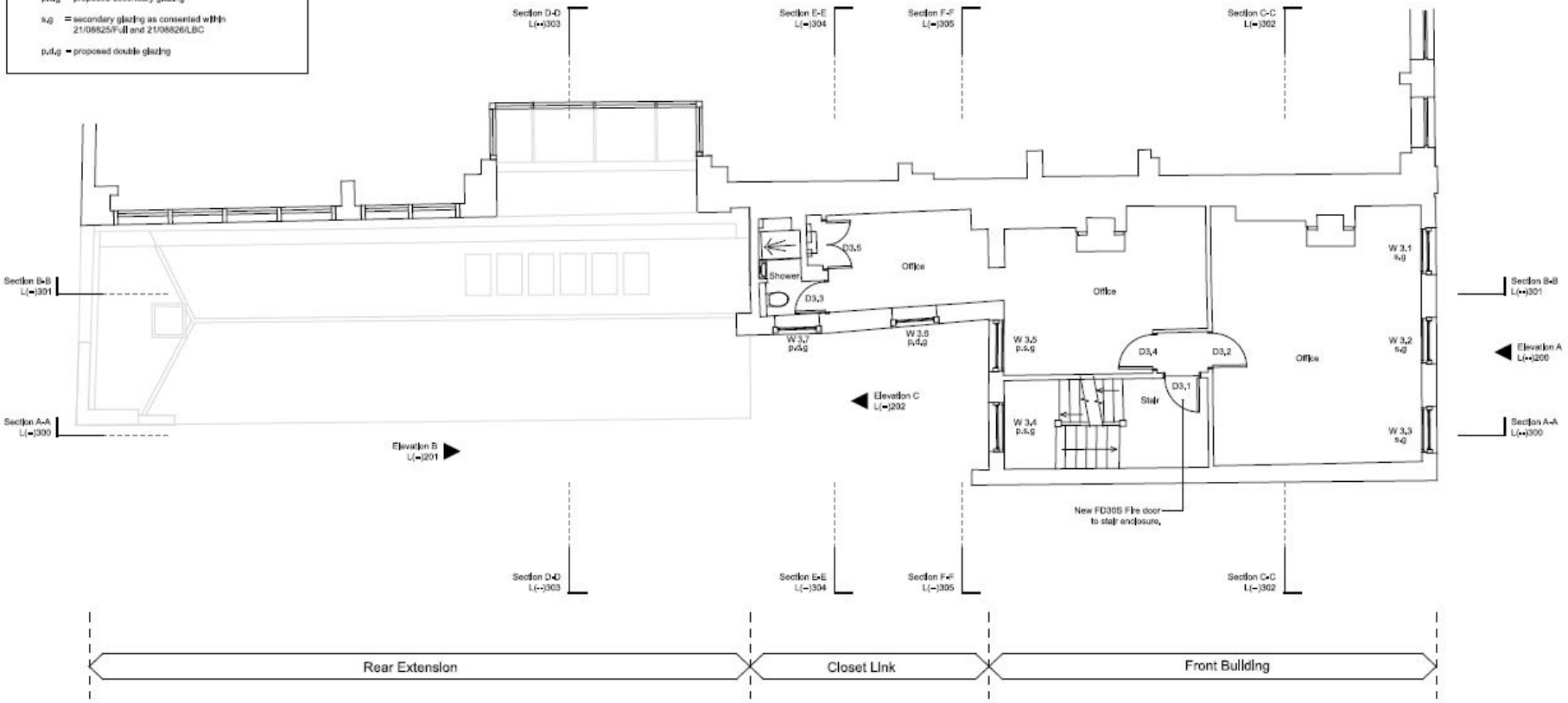
'Fabric First ' upgrade to achieve EPC -B Rating

All annotation is shown on current existing plans

p.s.g = proposed secondary glazing

s.g = secondary glazing as consented within 21/08525/Full and 21/08826/LBC

p.d.g = proposed double glazing



Third Floor Plan

0 1 2,5 5m

CONSTRUCTION ISSUE

colman architects

Project
42 Condult Street, London, W1S 2YH

Title
Proposed
Third Floor Plan

Scale		Date
1:100 @ A3	1:50 @ A1	20/07/2023
Drawn by: CC	Checked by: Proj. Arch.	Checked by: Manager
Drawing No.: 21029-1/L(--)113		Revision: C1

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Dimensions are not to be scaled from this drawing.

This drawing is based on current available information and should not be relied on as accurate measurements of usable space.

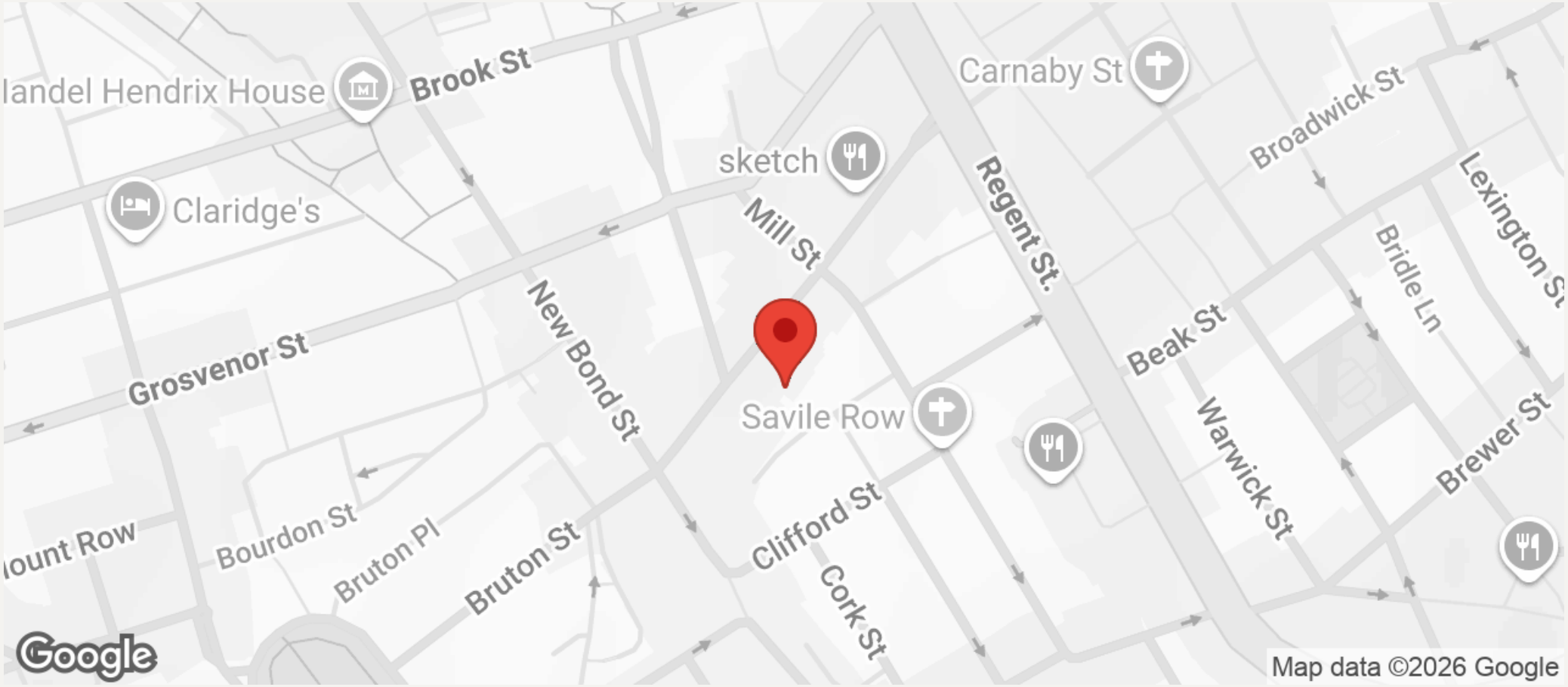
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Rev	Notes	By	Date
A	Solid staircase omitted	cc	18/09/23
B	Annotation amended	YD	29/09/23
C	Door numbers added	cc	11/10/23
C1	Consultation issue	cc	31/05/24

Activate Windows
Go to Settings to activate W

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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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