



JEREMY JAMES

42 CONDUIT STREET, MAYFAIR, LONDON W1



RENT

£77,375 per annum

SERVICE CHARGE

approx £9,594.50 per annum

LOCAL AUTHORITY

City of Westminster

BUSINESS RATES

Approx £15,475 per annum

EPC RATING

A

33 New Cavendish Street
London,
W1G 9TS

020 7486 4111
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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

619 sq ft
Second Floor
Fully Fitted
E Class
EPC: A

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

Note:

'Fabric First' upgrade to achieve EPC 'B' Rating

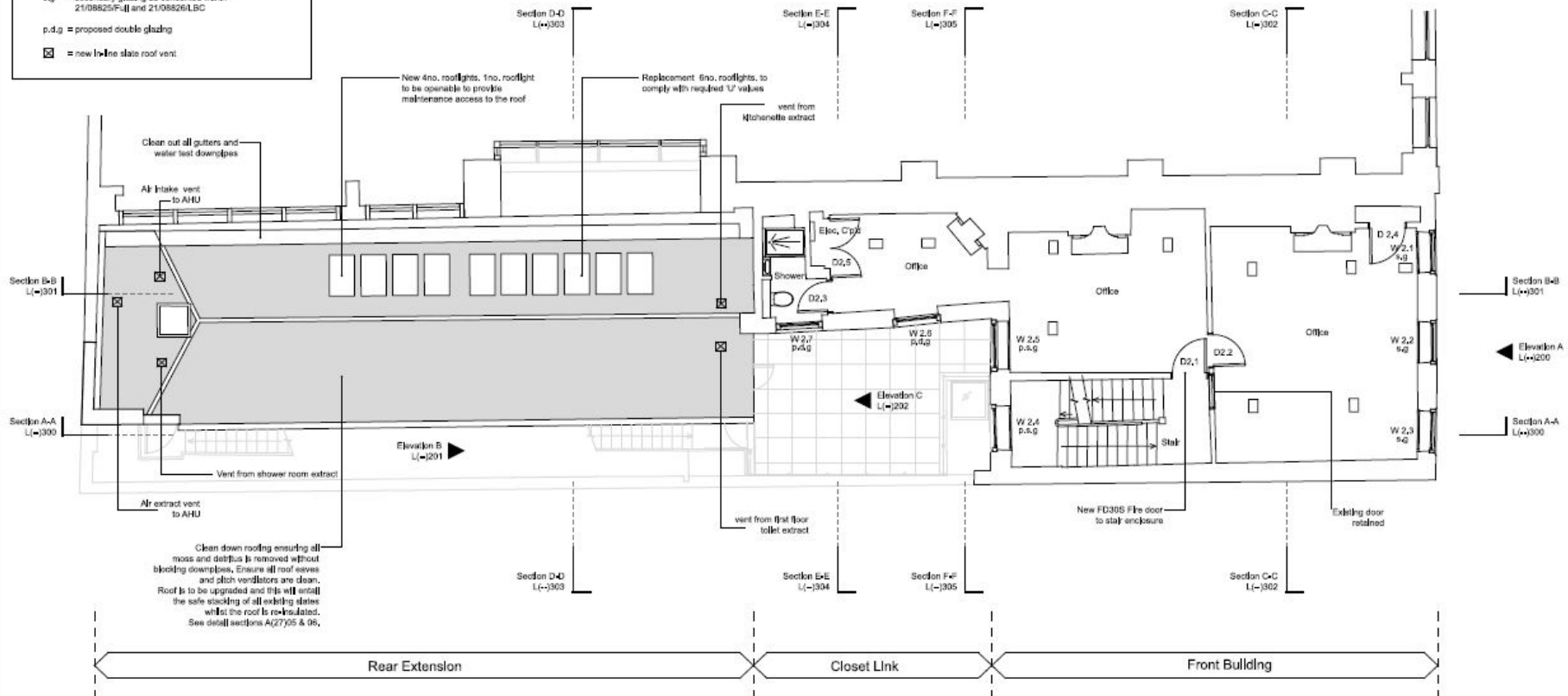
All annotation is shown on current existing plans

p.s.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

☒ = new in-line state roof vent



Second Floor Plan

0 1 2.5 5m



CONSTRUCTION ISSUE



Project
42 Conduit Street, London, W1S 2YH

Title
Proposed
Second Floor Plan

Drawn by 1100 @ A3	150 @ A1	Date 23/07/2023
Drawn by 21029-1/L(-)112	Check by C2	Checked by Manager
The Colman Partnership Limited 27 Harecourt Street London W1S 2YH www.colmanarchitects.co.uk		

Drawings are not to be relied upon for construction.

This drawing is based on current available information and should not be relied on as a substitute for a site visit.

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Rev	Notes	No	Date
A	Full of window removed, replaced with new	01	18/08/23
B	Annotations amended	10	29/09/23
C	Door numbers added	01	11/10/23
D	New 4no. rooflights added as noted in room schedule	01	11/01/24
E	Red vent amended as noted	01	24/01/24
C1	Construction issue	01	31/05/24
C2	Final revision to be issued	01	14/02/25

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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