

CFK

020 7484 9269

www.cfklp.co.uk

22 Conduit Street

Mayfair

London W1

1st Floor 1203 ft²

Lease to assign



The Location

The building is located on the north side of Conduit St, between its junctions with St George St and Mill St, in the heart of Mayfair.

Mayfair provides a great variety of restaurants, clubs and leisure facilities. Hanover and Berkeley squares are nearby, together with world renowned shopping on Bond St, Regent St and Savile Row.

There great communications with Oxford Circus, Bond St, Green Park and Piccadilly Circus underground stations (Central, Victoria, Jubilee, Piccadilly & Bakerloo lines) all within easy walking distance.



Accommodation

A first floor office of 1203 ft² overlooking Conduit St. The accommodation has been fitted out to provide a reception, kitchenette, 2 meeting rooms and a large open plan area.

Amenities

- Comfort cooling
- Great natural light
- Passenger lift
- Attractive tenants fit out
- Fibre optic cable
- 24 hour access
- Video entryphone







Terms

An assignment of our clients lease until 7th October 2018 at a passing rent of only £69,172.50 (£57.50 per ft²) per annum of all outgoings and VAT.

Premium offers are invited for our clients valuable leasehold interest/fixtures and fittings.

Outgoings

Business rates payable in the present financial year are estimated at £26.01 per ft², on account service charge at £8.77 per ft² and buildings insurance at £1.03 per ft².

There is a service charge cap estimated at £12.20 per ft² subject to annual increase in line with RPI.

EPC

The energy performance for the accommodation is D86.



Viewing

By appointment through sole agents.

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For Further Information, Visit Our Website:

www.cfklp.co.uk

Subject to Contract

Misrepresentation Act 1967

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