

**54 Conduit Street, Mayfair,
W1 – 1, 500 Sq. Ft.**

Newly Redecorated CAT A Floors Now Available at Prime Mayfair Address



OFFICE

London | Consultancy | Transactions | Independent | Experienced



Location

Located in the heart of Mayfair, 54 Conduit Street offers a prestigious address between Regent Street and New Bond Street, surrounded by luxury fashion houses, fine dining, and exclusive private clubs. With excellent transport links, including Oxford Circus (Victoria, Bakerloo and Central Lines) and Bond Street (Jubilee, Central and Elizabeth Lines) Underground Stations nearby, this prime location combines historic charm and modern convenience, making it the perfect location for a wide range of businesses.

Description

Arranged over the 2nd and 3rd floors, the economical office suites offer incoming occupiers column-free, flexible floor plates that can be used as open-plan offices or can be fitted out to suit a variety of needs. Additionally, the floors benefit from a passenger lift, abundant natural light, and excellent views over Conduit Street.

Lease Terms

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Specification

- Prestigious Mayfair Location
- Demised WCs
- Passenger Lift
- Flush Panel Lighting
- Redecorated CAT A Space
- Air Conditioning
- Carpeted
- Perimeter Trunking
- Flooded With Natural Light

Floor Areas

The 2nd and 3rd floor are both currently available, comprising the following approximate net internal floor areas:

Floor	sq ft	sq m
2nd Floor	750	69.7
3rd Floor	750	69.7
Total	1,500	139.4

Rent

£60.00 per sq ft.

Rates

£26.39 per sq ft.

Service Charge

£8.00 per sq ft.

Further Information

For further information or to arrange an inspection please contact;

Levy Real Estate

Samantha Jones:

T +44 7800 539 387

E samantha.jones@levyrealstate.co.uk

Calum Holden:

T +44 7508 610 454

E calum.holden@levyrealstate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. November 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070

E info@levyrealstate.co.uk

www.levyrealstate.co.uk



**54 Conduit Street, Mayfair,
W1 – 1, 500 Sq. Ft.**

Newly Redecorated CAT A Floors Now Available at Prime Mayfair Address



OFFICE

London | Consultancy | Transactions | Independent | Experienced

Internal Images



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. November 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



54 Conduit Street, Mayfair, W1 – 1, 500 Sq. Ft.

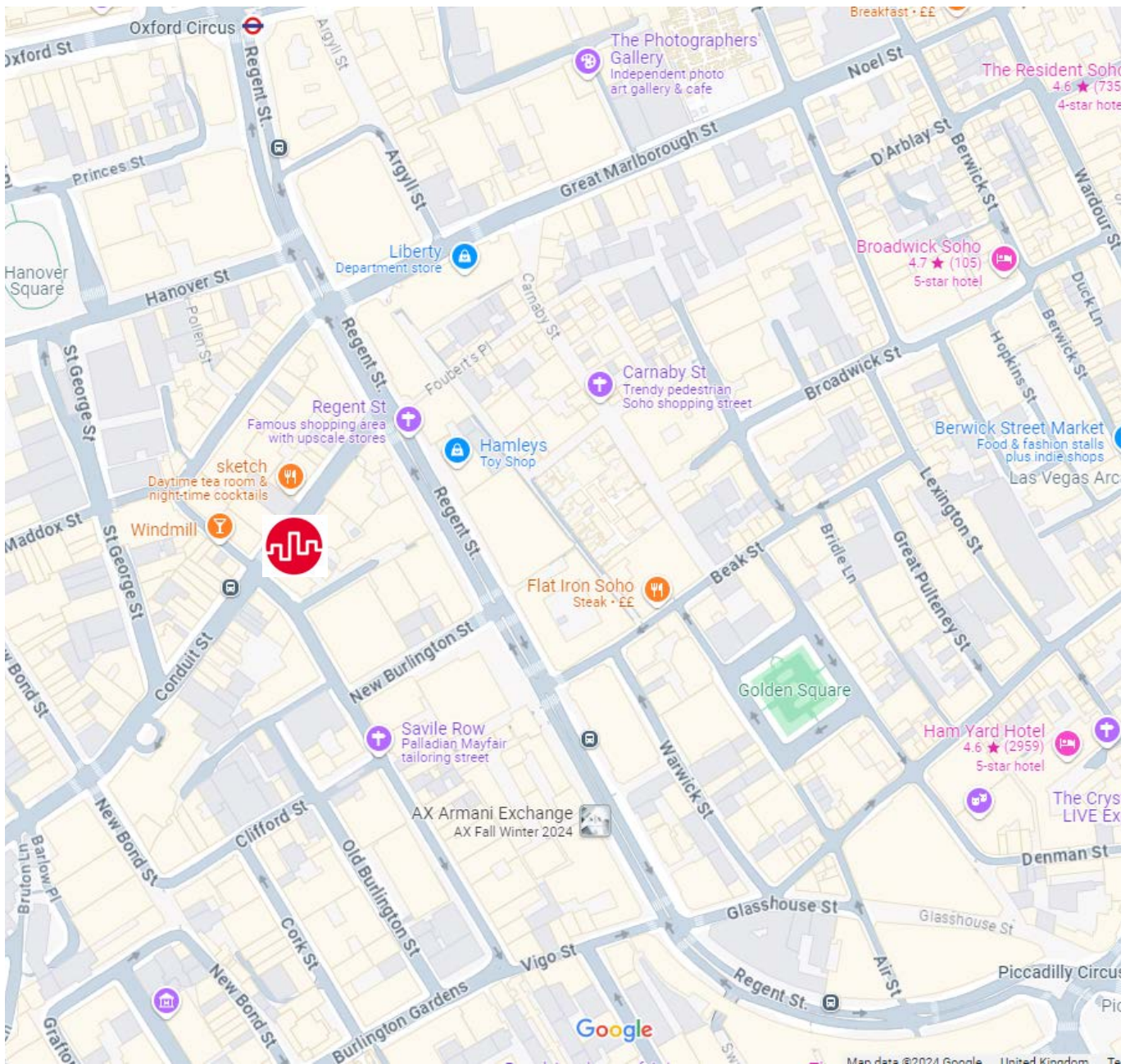
Newly Redecorated CAT A Floors Now Available at Prime Mayfair Address



OFFICE

London | Consultancy | Transactions | Independent | Experienced

Map



MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. November 2024

Levy Real Estate LLP
Heddon House, 149-151 Regent Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk

