



18  
CONDUIT  
ST

BESPOKE FULLY FITTED FLOORS  
FROM 388 - 3,359 SQ FT

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**18 CONDUIT STREET HAS RECENTLY  
UNDERGONE A COMPREHENSIVE REFURBISHMENT  
THROUGHOUT THE 1ST TO 5TH FLOORS.**

**EACH FLOOR HAS BEEN FINISHED TO THE  
HIGHEST QUALITY PROVIDING A BESPOKE FIT OUT WITH  
SPECIALIST FURNITURE THAT IS READY TO OCCUPY.**



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18  
CONDUIT  
ST



18 CONDUIT ST

TOKIMEITE

RIGBY & PELLER  
LONDON

\*A BATHING APE®  
28TH ANNIVERSARY  
BE@RBRICK BAPE CAMO





OXFORD STREET

OXFORD CIRCUS

BOND STREET CROSSRAIL

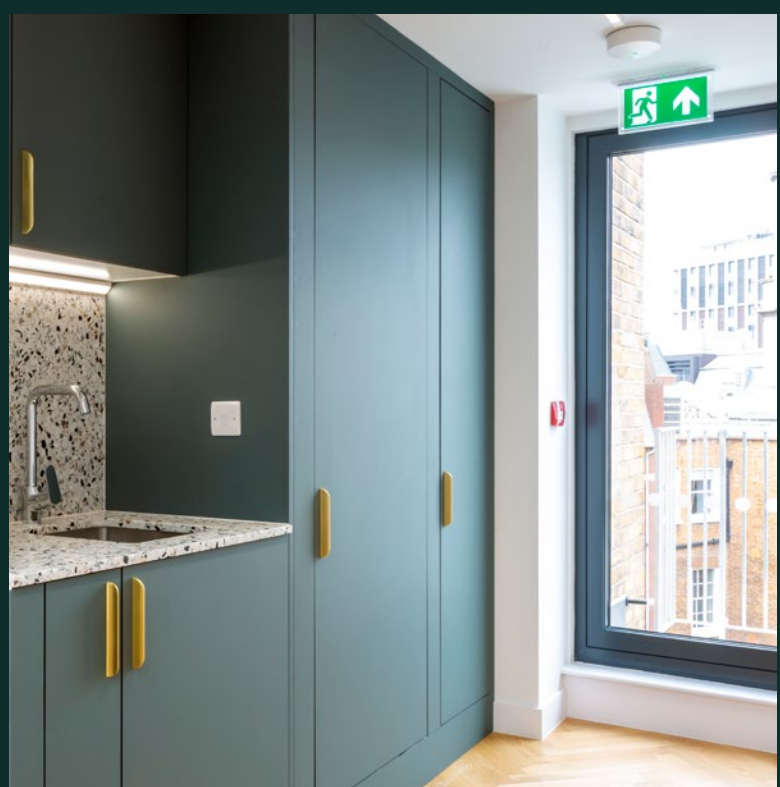
HANOVER SQUARE

REGENT STREET

NEW BOND STREET

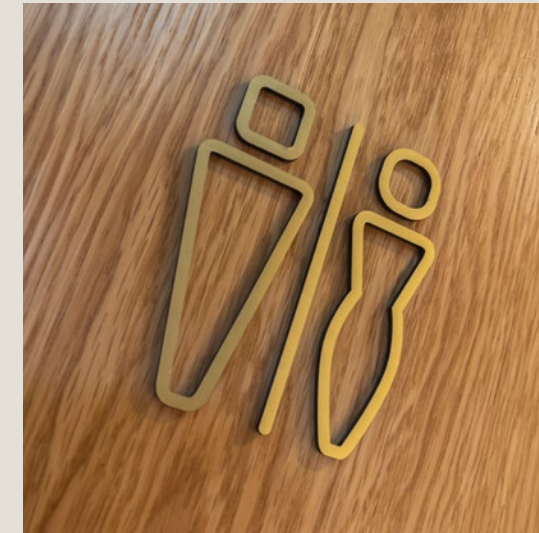
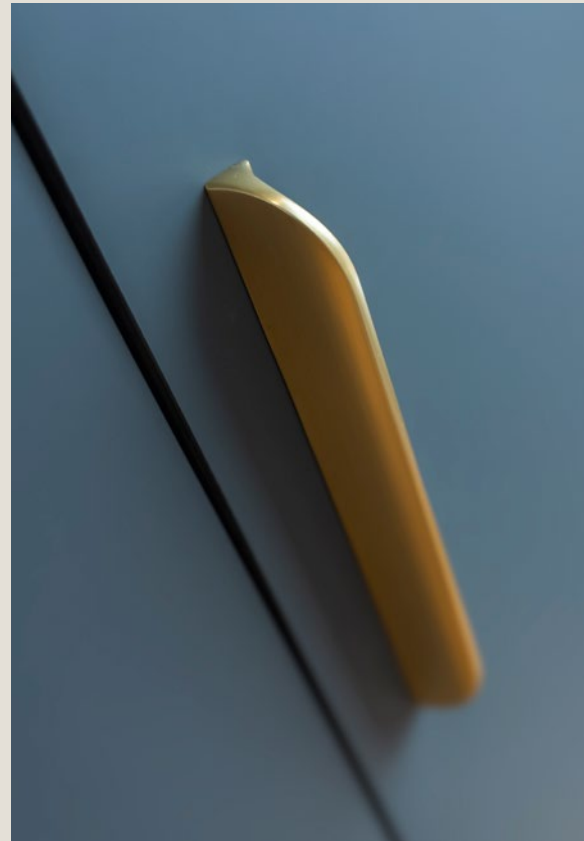
18  
CONDUIT  
ST





- Ready to occupy
- Bespoke fit out
- High quality plug and play floors
- Tailored kitchen area on each floor
- Demised WC's and shower facilities on each floor
- Incredible natural light
- Outdoor access on certain floors









LOCATION

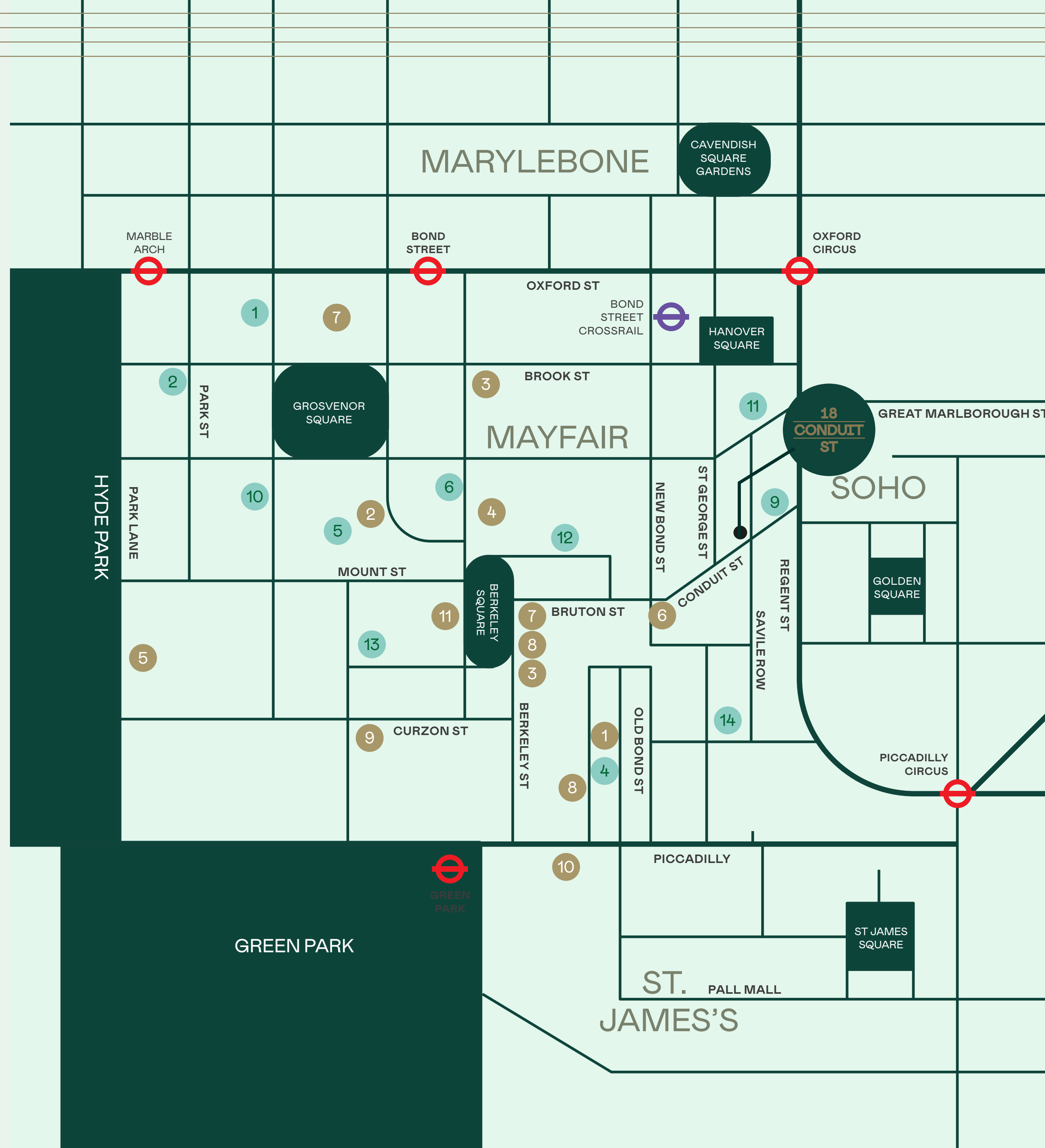


The property is located on the North side of Conduit Street. Positioned in the centre close to the junction for Savile Row and Mill Street, bounded by Mayfair and Regent Street which is a prime location for any occupier.



# AMENITIES

18 Conduit Street occupies a prominent position on the western side of the street close to the junction with St George Street. The new Bond Street Station Elizabeth Line entrance in Hanover Square is a short walk away and other nearby stations include Bond Street, Oxford Circus and Piccadilly Circus.



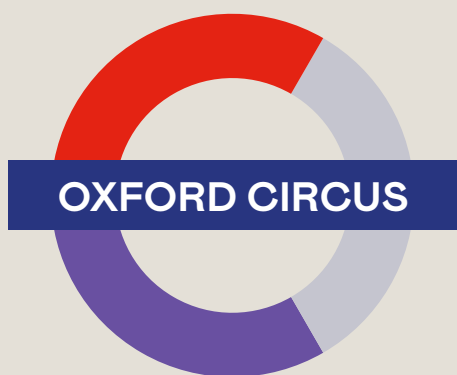
**RESTAURANTS**

Roka	1
Le Gavroche	2
Sexy Fish	3
Gymkana	4
Scott's	5
C London	6
Hakkasan Amazonica	7
Sketch	8
34 Mayfair	9
Pollen Street Social	10
The Guinea Grill	11
The Greenhouse	12
Cecconi's	13

**HOTELS & CLUBS**

Brown's Hotel	1
The Connaught	2
Claridge's	3
The Dunhill Club	4
The Dorchester	5
The Westbury <small>The Beaumont</small>	6
The Arts Club	7
5 Hertford Street Club	8
The Ritz	9
Annabel's	10





2 MIN WALK

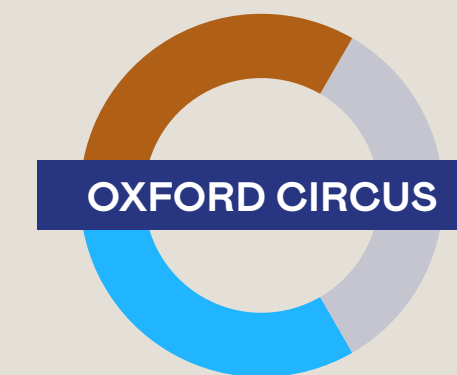
Central  
Jubilee  
Elizabeth

# CONNECTIONS



3 MIN WALK

Bakerloo  
Central  
Victoria



**Heathrow**  
27 mins



**Paddington**  
3 mins



**Bond Street**  
Nearest Station



**Tottenham Court Road**  
1 min



**Farringdon**  
4 mins



**Liverpool Street**  
7 mins



**Canary Wharf**  
15 mins



Crossrail will provide up to 24 trains per hour and serve an estimated 220,000 passengers on a daily basis.



5 MIN WALK

Victoria  
Piccadilly  
Jubilee



5 MIN WALK

Piccadilly  
Bakerloo



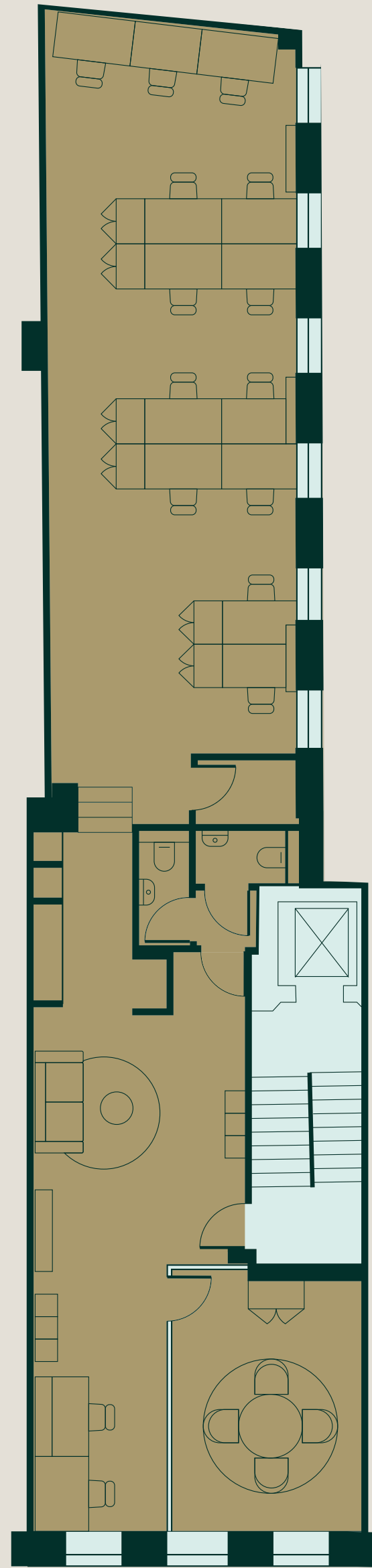


FIRST

1,270 sq ft  
118 sq m

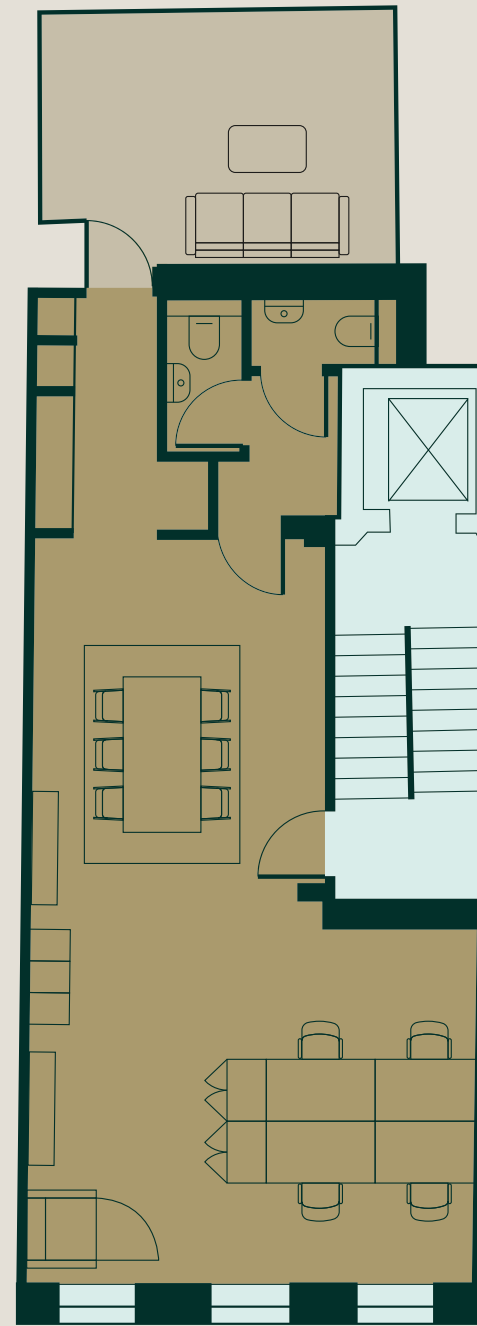
**OFFICE  
LAYOUTS**

FLOOR	SQ FT	SQ M	OUTDOOR ACCESS
Fifth	388	36	✓
Fourth	533	49.5	✓
Third	587	54.5	
Second	581	54	✓
First	1,270	118	
<b>TOTAL</b>	<b>3,359</b>	<b>312.05</b>	



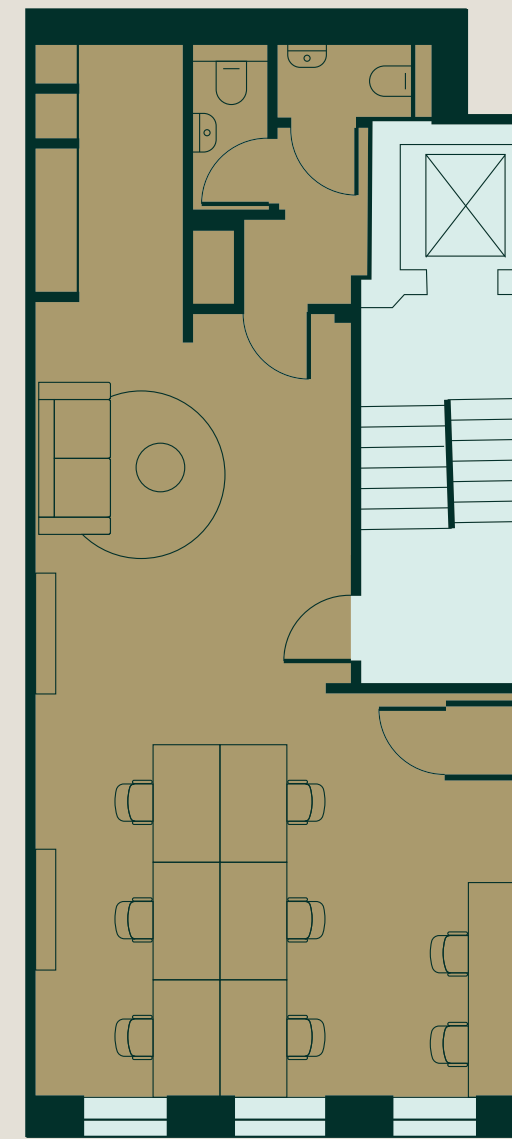
SECOND

581 sq ft  
54 sq m



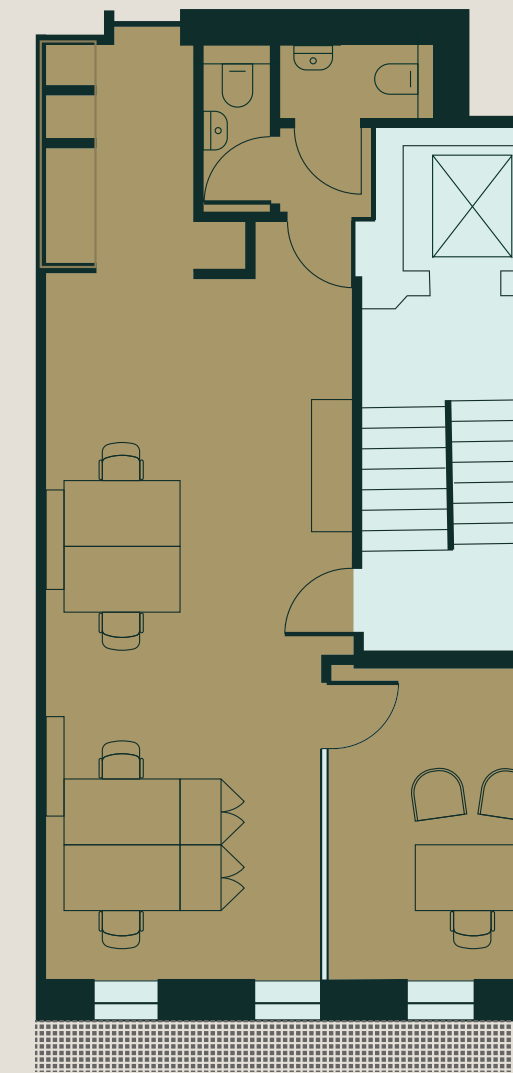
THIRD

587 sq ft  
54.5 sq m



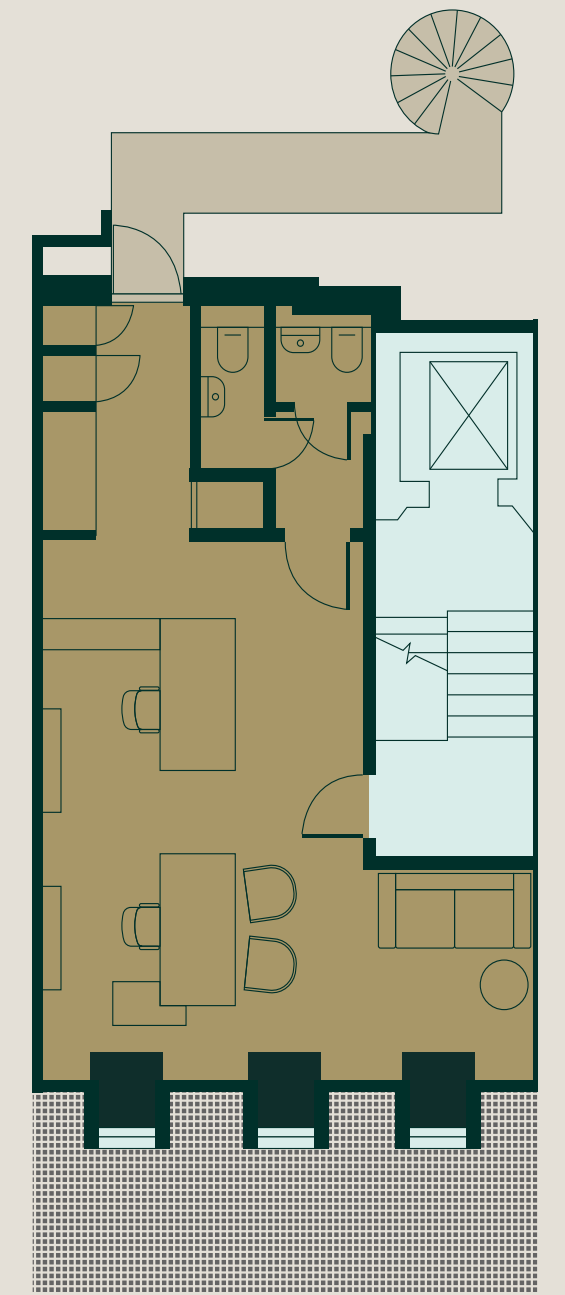
FOURTH

533 sq ft  
49.5 sq m



FIFTH

388 sq ft  
36 sq m



CONDUIT ST



## LEASE

A new flexible lease is available for a term by arrangement.

## RENT

Price on Application



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