

# 18 Conduit Street, London, W1S 2XN



## Two floors of luxury boutique offices are availabl...

### OFFICE

London | Consultancy | Transactions | Independent | Experienced

#### Location

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.

#### Transport Links

Oxford Circus 0.2 miles  
Bond Street 0.3 miles  
Green Park 0.4 miles

#### Accommodation

The accommodation comprises the following areas:

| Name         | sq ft      | sq m         | Availability |
|--------------|------------|--------------|--------------|
| 5th          | 388        | 36.05        | Available    |
| 3rd          | 587        | 54.53        | Available    |
| <b>Total</b> | <b>975</b> | <b>90.58</b> |              |

#### Description

18 Conduit Street underwent a comprehensive refurbishment in 2022. Each floor has been finished to the highest specification, providing a bespoke fit out with specialist furniture and offering a ready to occupy solution.

#### Rent

£155 per sq ft

#### Business rates

|               |                  |
|---------------|------------------|
| Rates Payable | £27.79 per sq ft |
|---------------|------------------|

#### Specification

Ready to occupy  
Bespoke fit out  
High quality plug and play floors  
Demised WC's on each floor  
Demised shower facilities on 3rd floor  
Incredible natural light  
Outdoor access on each floor



#### Viewings

Via Levy Real Estate

#### Terms

A new lease is available for a term by arrangement.

#### EPC

B (50)

#### Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus. Heddon House, 149-151 Regent St, London, W1B 4JD

+44 20 7930 1070  
info@levyrealestate.co.uk



www.levyrealestate.co.uk

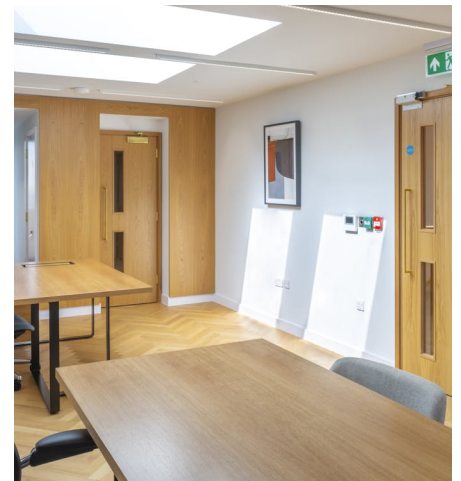
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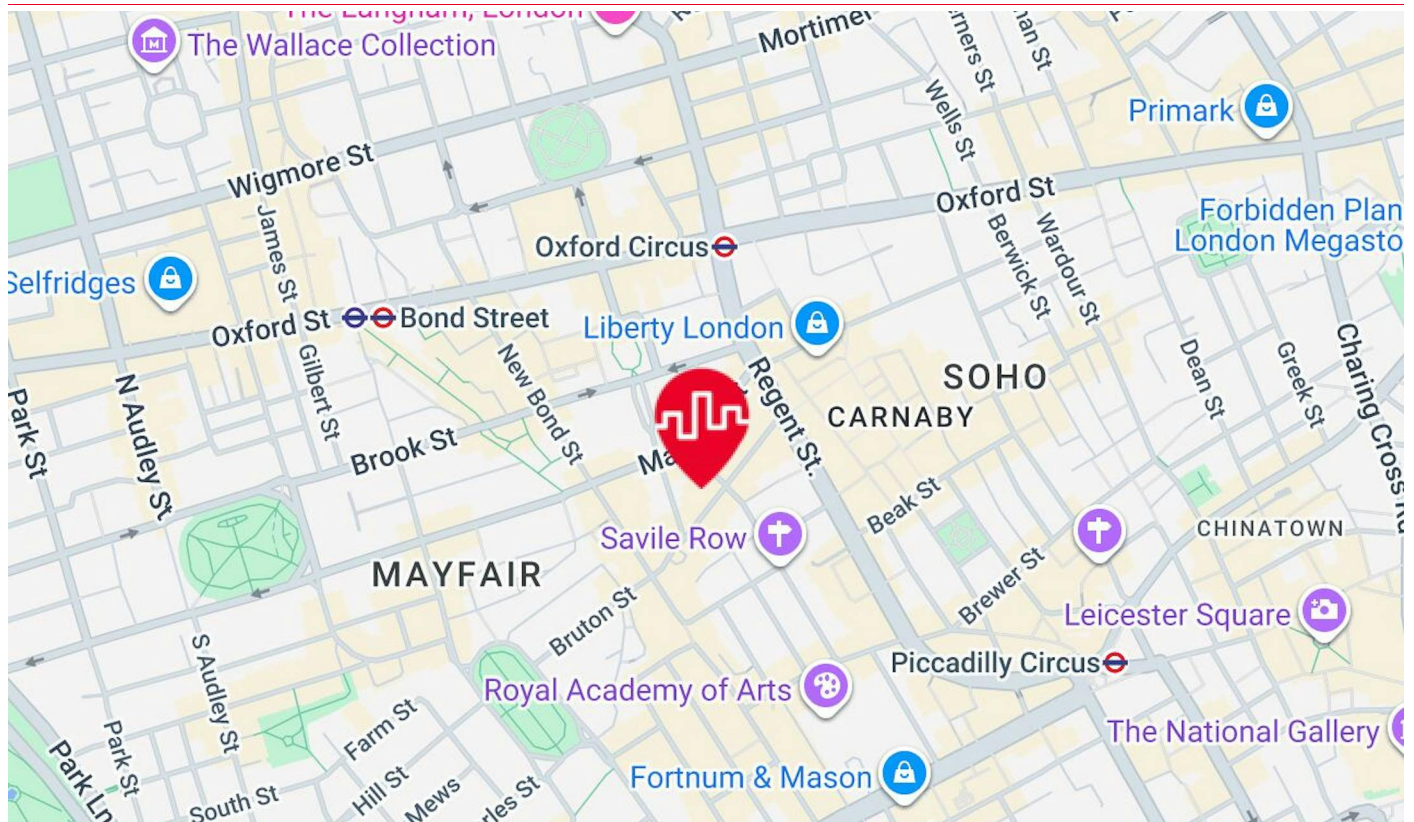


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## Further Information

For further information, or to arrange an inspection please contact joint agents:

### Contact

**Meg Carr**

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## WPL-W640-016 A Proposed Layout - Fifth Floor Option 2.bak



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