



# 4 CONDUIT STREET

2ND FLOOR



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AVAILABLE 2ND FLOOR, 648 SQ FT



## OVERVIEW

A bright office located just off Regent Street offering easy access to local transport links as well as neighbouring Mayfair and Soho.

This 2nd floor space has great views over Conduit Street and benefits from a lift leading directly into the office, air conditioning, a partitioned breakout space, brilliant storage options, tea point and 24-hour access.

## RENT

**£80.00 PER SQ FT**

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- Air conditioning
- Tea point
- Breakout area
- Lift access directly into the office
- Close to Oxford Circus station

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Approx. £23.87 psf

## VIEWING

Strictly by appointment through the sole agents.

**THE CROWN ESTATE WORKPLACES**

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