



# 5 CONDUIT STREET

1ST FLOOR



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AVAILABLE 1ST FLOOR, 677 SQ FT



## OVERVIEW

Located on the cusp of Mayfair, this excellent property provides easy access to Oxford Circus station as well as neighbouring Soho.

The space offers excellent natural light from the large windows either end of the room. The open plan layout offers an excellent layout for team collaboration and also benefits from a tea point and air-conditioning. This office will appeal to potential customers seeking to be in the heart of the West End at a competitive price.

## RENT

**£75.00 PER SQ FT**

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- Meeting room
- Air conditioning
- Tea point
- Excellent natural light
- Access to shower facilities
- Passenger lift

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Approx. £24.29psf

## VIEWING

Strictly by appointment through the sole agents.

**THE CROWN ESTATE WORKPLACES**

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