

BLUEBOOK



Address.

70 Conduit Street, W1S

Size.

2,341 to 5,653 sq ft

Overview.

Top quality fitted space behind Grade II facade with fully refurbished Hale Brown designed reception

Accommodation

Name	Sq ft	Sq m	Tenure	Availability
4th	3,312	307.69	To Let	Under offer
6th	2,341	217.49	To Let	Under offer
Total	5,653	525.18		

Specification.

Both Floors Fully Fitted, Fully Refurbished Reception by Hale Brown, Concierge, Two Passenger Lifts, New VRF Air Conditioning System, Raised Floor with Herringbone Timber Finish, Demised W/Cs and Shower, New LED Lighting, Natural Light on 3 Aspects.

Financials.

Rent	£79.50 per sq ft
Rates Payable	£27 per sq ft
Service Charge	£13.54 per sq ft
EPC Rating	Upon Enquiry

Contacts.

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