



REGENT
STREET
OFFICE DIRECT

KENDAL HOUSE

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3RD FLOOR / APPROX. 1457 SQ FT

FLEXIBLE
WEST END
WORK SPACE

KENDAL HOUSE, 1 CONDUIT STREET



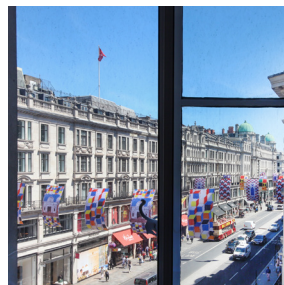
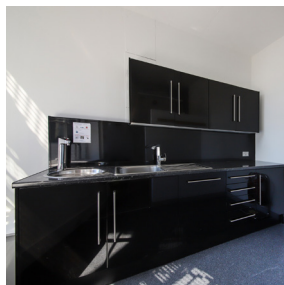
OVERVIEW

Located in a renowned location, this excellent property sits above Clarks on the corner of Regent Street and Conduit Street. This location is great for those wishing to have easy access to local transport such as Oxford Circus station or the upcoming Cross Rail as well as a short walk in to the heart of Mayfair or Soho. Local cafes and restaurant boost this location as a lively, busy and easily accessible working destination. The office is accessed via Conduit Street, using the lift, make your way up to the 3rd floor to enter in to this wonderful column free space. Large windows offer fantastic natural light and provide outstanding views of Regent Street. The office space boasts ceiling heights of 3.37m, giving this space a bright and spacious feel. This office also has demised WCs as well as a spacious tea point ready to use.

FLOOR PLAN

3rd floor
Net internal area
1457 sq ft

GALLERY



BREAKDOWN

- Newley decorated
- Air conditioning
- Demised WC
- Spacious Teapoint
- Perimeter trunking
- Floor to Ceiling height: 3.37m
- EPC Rating: C

QUOTING RENT

£69.50 PER SQUARE FT
Rents are quoted inclusive of service charge and exclusive of VAT and business rates. Subject to contract.

LEASE

- 3 year flexible lease
- Rolling break option (six months notice)
- Rent inclusive of service charge

INTERESTED IN THIS PROPERTY?

078 2694 6336
ALKA@RSOFFICEDIRECT.COM