

42 CONDUIT STREET

LONDON W1

TO LET

NEWLY REFURBISHED, FULLY FITTED GRADE
II LISTED OFFICE IN PRIME MAYFAIR

AVAILABLE BY WAY OF NEW LEASE DIRECT
FROM THE LANDLORD

SECOND & THIRD FLOOR

1,256 SQ. FT.

RIB

ROBERT IRVING BURNS

42 CONDUIT STREET



DESCRIPTION

This Grade II Listed building seamlessly combines elegant period architecture with a high-quality contemporary specification.

Brand-newly refurbished workspace is available across the 2nd and 3rd floors, offering excellent natural light, generous ceiling heights and premium finishes throughout.

Positioned in the heart of Mayfair, 42 Conduit Street provides a rare combination of heritage character and modern workplace design.

Finances

FLOOR	SECOND	THIRD	TOTAL
SIZE (SQ.FT.)	619	637	1,256
QUOTING RENT (P.A.)	£77,375	£79,625	£157,000
ESTIMATED RATES PAYABLE (P.A.)	£15,475	£15,288	£30,763
SERVICE CHARGE	£9,595	£9,714	£19,309
ESTIMATED OCCUPANCY COST (P.A.)	£102,445	£104,627	£207,072

AMENITIES

- Brand-newly refurbished building
- Design-led arrival experience
- Excellent floor to ceiling heights
- Fitted kitchenette(s)
- Excellent natural light
- Air conditioning
- Close proximity to various underground stations (Bond Street, Oxford Circus & Green Park).



LOCATION & SITUATION

Mayfair has long been one of London's most prestigious business addresses. Home to world-renowned luxury brands, private members' clubs, galleries and five-star hotels, it offers an unrivalled setting for ambitious businesses.

42 Conduit Street benefits from excellent connectivity, just a short walk from Bond Street (Elizabeth, Central & Jubilee lines), Oxford Circus (Victoria, Bakerloo & Central lines) and Green Park (Victoria, Jubilee & Piccadilly lines).



PHOTOS



FURTHER INFORMATION

LEASE

New lease available direct from the Landlord.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Upon Request.

VAT

The property is elected for VAT.

FLOOR PLANS

TBC

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2026