

Washington House
40 - 41 Conduit Street
Mayfair W1



A Hidden Gem

Superb fully fitted grade 'A' offices with a large roof terrace

4,655 sq ft - To Let



Description

40-41 Conduit Street is located on the east side of Conduit Street, opposite St George Street and within a few metres from the junction with New Bond Street. The offices are impeccably fitted out to a very high standard and comprise open plan areas, 7 offices and 3 meeting rooms

Amenities

- Fully fitted and ready to walk into
- Commissionaire
- LG 3 lighting
- Four pipe fan coil air conditioning
- Carpeted
- Large roof terrace to front and terraces to rear and side
- Superb natural light
- Metal tile suspended ceilings
- Kitchens on both floors
- Two automatic passenger lifts
- Fully accessible raised floors
- Cat 6 cabling
- 2 Showers

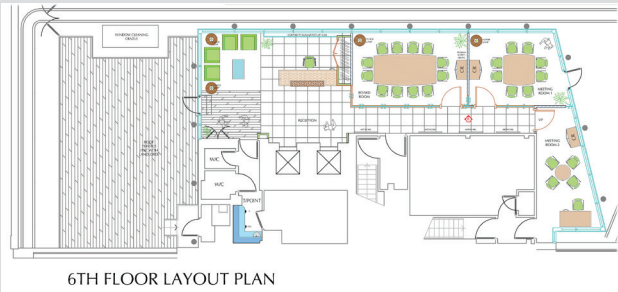
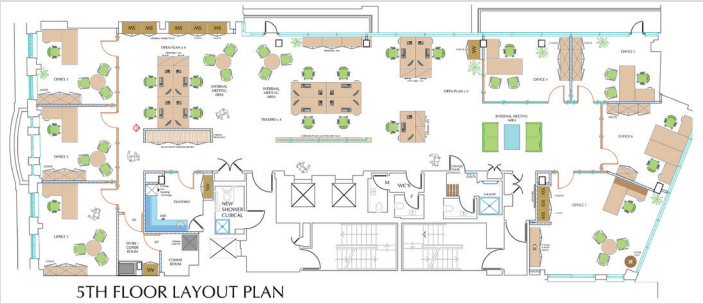


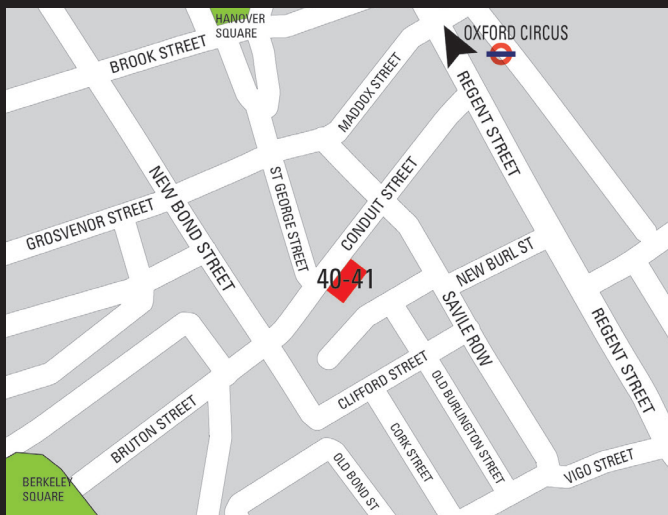


Accommodation

5th floor 3,457 sq ft
 6th floor 1,198 sq ft

Total 4,655 sq ft





Terms

A lease expiring on 29th January 2018
inside the Landlord & Tenant Act

Rent on application

EPC

An epc is available on request

Viewing

Strictly by appointment via sole agents Simon Korn Limited



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