

12/13 CONDUIT STREET LONDON W1



SECOND FLOOR
1,756 sq ft (163.13 sq m)

Location	This building is situated in a prominent position on the north side of Conduit Street, approx. 100 metres from Regent Street, in the heart of the West End. Oxford Circus, Bond Street, Green Park and Piccadilly Circus underground stations are all within reasonable walking distance.
Accommodation	The SECOND FLOOR comprises 1,756 sq ft and is being stripped out to provide an open plan layout and will be redecorated throughout.
Features	<ul style="list-style-type: none"> ➤ Carpeting ➤ Suspended ceiling with Category II recessed lighting ➤ Central heating ➤ Automatic passenger lift ➤ Entry phone
Lease	A new sub-lease will be granted for a term until March 2013. The sub-lease will be contracted outside the Landlord & Tenant Act, 1954.
Rent	Upon application.
Rates	Rateable Value £39,000. Rates payable (2007/2008) @ 44.4p = £17,316 p.a. (£9.86 per sq ft).
Service charge	Estimated £3.00 per sq ft.
Legal costs	Each party to bear their own legal costs incurred in the transaction.
Possession	Upon completion of legal formalities.
Viewing	By appointment through joint agents:

George Willis / Martin Harrington
KENINGTONS
020 7224 2222

Ashim Sharma / Ben Lewis
ASHWELL ROGERS
020 7529 5300

Please note the First Floor, 12/13 Conduit Street, W1 comprising 1,722 sq ft net internal approx. is also available.

April 2008