

Upon the instructions of PRUPIM

49 CONDUIT STREET, W1



THIRD FLOOR
711 sq ft (66.05 sq m)

Location	This building is situated in a prominent position on the south side of Conduit Street, close to the junction with Savile Row. Oxford Circus, Bond Street, Green Park and Piccadilly Circus (Central, Bakerloo, Victoria, Piccadilly and Jubilee) underground stations are all within easy walking distance.
Accommodation	The entire third floor offices comprising 711 sq ft provides bright open plan space split between two large offices.
Amenities	Excellent natural light Automatic passenger lift Entry phone Heating Suspended ceilings
Lease	A new lease for a term to be agreed with a rolling landlord's option to determine anytime after the 23 rd June 2010 on six months prior notice. The lease will be contracted outside the Landlord & Tenant Act, 1954.
Rent	£33,800 per annum inclusive of service charge but exclusive of rates.
Rates	Based on information provided by the local authority, we are advised the rates payable for the year commencing 1 April 2008 to be approximately £12.34 per sq ft. Interested parties are advised to make their own enquiries.
Legal costs	Each party to bear their own legal costs.
Possession	Upon completion of legal formalities.
Viewing	Strictly by appointment through:

Ashim Sharma
020 7529 5304

Richard Williams
020 7529 5305



September 2008

PRUPIM supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.

Follow the Lease code at www.commercialleasecode.co.uk

Small Business? For free help on negotiating a lease see www.leasebusinesspremise.co.uk

CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

25/26 Albemarle Street London W1S 4HX F.020 7629 9887

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.