

NEW INSTRUCTION

NEW INSTRUCTION

Upon the instructions of PRUPIM

49 CONDUIT STREET, W1



SECOND FLOOR
763 sq ft (70.88 sq m)

CHARTERED SURVEYORS
COMMERCIAL PROPERTY ADVISORS

33 Cork Street, London W1S 3NQ F.020 7734 3813

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.

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 second floor office, which measures 763 sq ft (70.88 sq m), provides bright open plan space arranged over two offices.
Amenities	Entry phone Automatic passenger lift Excellent natural light Underfloor trunking Suspended ceilings Communal kitchen
Lease	A new lease from the Landlord for a term until 23 rd June 2012, although the Landlord may consider a longer lease with Landlord rolling breaks after this date. The lease will be contracted outside the Landlord & Tenant Act, 1954.
Rent	£34,000 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 2009 to be approximately £13.00 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:

Richard Williams
020 7758 3289

Ben Lansman
020 7758 3287



October 2009

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.leasingbusinesspremises.co.uk