



# 6 CONDUIT STREET

2ND FLOOR



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AVAILABLE 2ND FLOOR, 417 SQ FT



## OVERVIEW

We are pleased to bring to the market this bright and well-appointed 2nd floor self-contained office overlooking Conduit Street.

Ideally located for the amenities of Regent Street and Oxford Circus, this is a great option for a small business seeking space in a key location of the West End. The L Shape layout lends itself well to create different zones within the unit to be able to accommodate for guests and staff.

## RENT

**£70.00 PER SQ FT**

Rents are quoted exclusive of VAT. Subject to contract.

## FEATURES

- Tea point
- Perimeter trunking
- Passenger lift
- Entry phone system
- Close to Oxford Circus & Piccadilly Circus tube stations

## OUR TERMS

**Lease length:**  
3 years

**Break clause:**  
6 months' notice

**Business rates:**  
Approx. £30.21 psf

## VIEWING

Strictly by appointment through the sole agents.

**THE CROWN ESTATE WORKPLACES**

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