

# FIRST FLOOR GALLERY 21 CONDUIT STREET MAYFAIR LONDON, W1

LEASE FOR ASSIGNMENT  
9 MONTHS RENT FREE

## LOCATION

21 Conduit Street is on the north side of the road, close to the junction with St Georges Street and the rear entrance to Sotheby's. There are a number of other galleries in the area such as Hauser & Wirth, Pilar Ordovas,

## ACCOMMODATION

The gallery occupies the 1<sup>st</sup> floor of 21 Conduit Street and benefits from the following features: -

- 950 sq.ft
- High ceilings
- Floor to ceiling windows fronting Conduit St
- Good natural light at the back
- Very generously sized hall and stair access
- Direct lift access (security controlled)
- Air conditioning
- Gallery lighting and CCTV security
- Glass partitioned office
- Library area

## LEASE

The property is held on an effectively full repairing and insuring outside the Act lease for a term of 5 years from 26<sup>th</sup> January 2020

The rent is £90,000 p.a. x with a 9 month rent free period.

## TERMS

The lease is available for assignment.

## RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value	£73,500
Rates Payable 19/20	£38,514

## SERVICE CHARGE

The current service charge is £14,736

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request



## VIEWING or ENQUIRIES

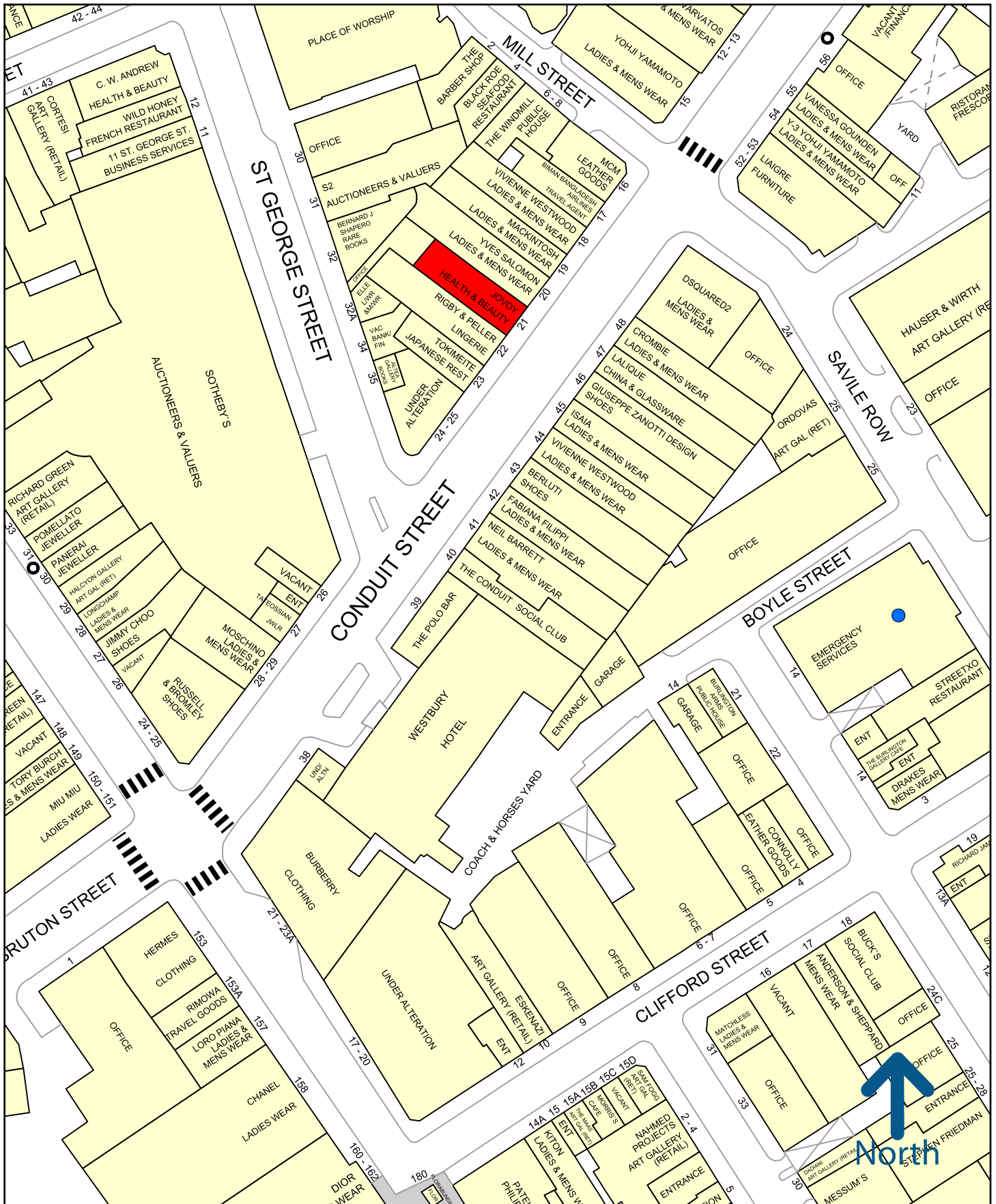
viewing strictly by prior appointment only :-

### Guy Maude

Tel: 020 7478 4307  
Or : 07968 770063

Email: [guym@leslieperkins.co.uk](mailto:guym@leslieperkins.co.uk)

Without prejudice & subject to contract



Experian Goad Plan Created: 03/12/2019

Created By: Leslie Perkins