

2

CONDUIT STREET

3

2-3 Conduit Street

Everything you need moments from the office.

2-3 Conduit Street offers 1,996 sq ft of newly refurbished office space. With its enviable W1 postcode and dead-centre location, it offers hyper-efficient connectivity.

2-3 Conduit Street is nestled in a richly served cosmopolitan neighbourhood, moments from Oxford Street, Regent Street, and Bond Street which are endowed with the world's most famous flagship stores. The surrounding streets are full with independent shops, curated cafes, and award-winning restaurants, providing occupiers space to work, shop, eat and play.

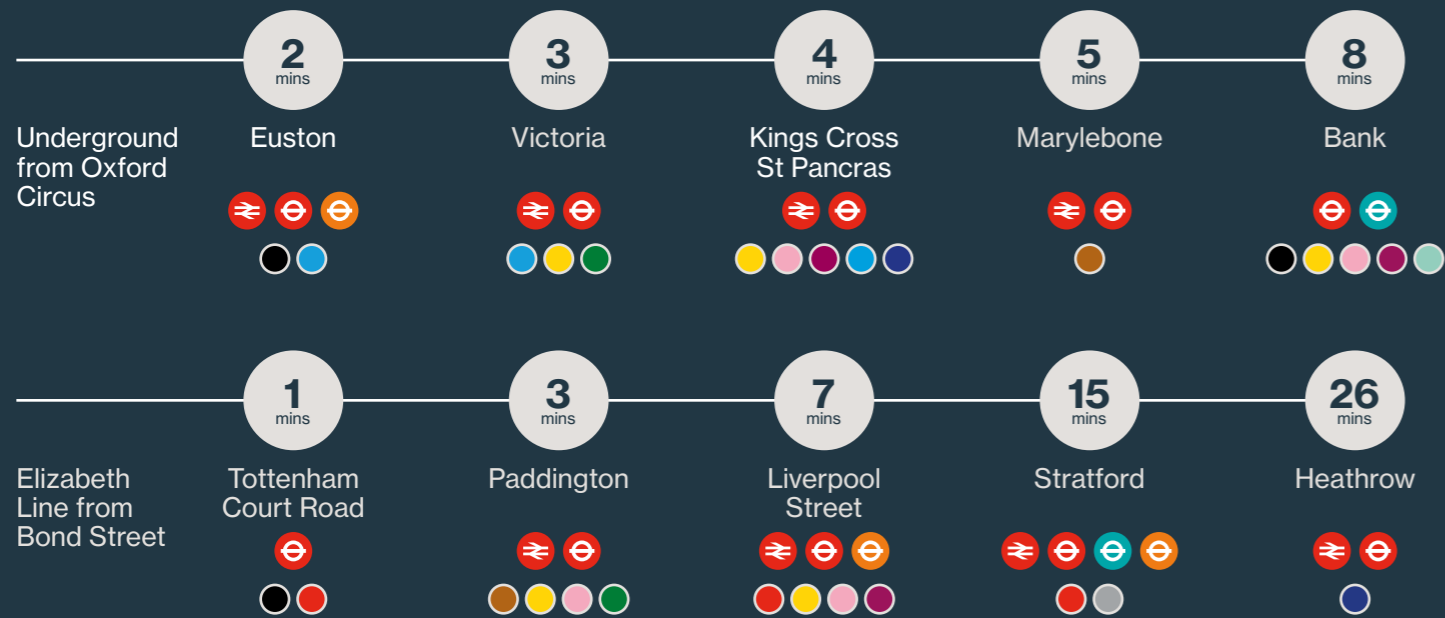


Choice to socialise, shop and contemplate at your fingertips

Amenities & Transportation

The building is a short stroll from Oxford Circus which provides excellent connections with direct trains to London's key underground and national rail stations.

Connectivity is further enhanced with the Elizabeth Line at Bond Street and it's entrance on Hanover Square. This provides high speed connectivity across the capital and surrounding counties.



Local Amenities

- | | |
|--------------------|-------------------------|
| 01 Apple | 13 Market Hall West End |
| 02 Arket | 14 Mews of Mayfair |
| 03 Aqua Spirit | 15 Patara |
| 04 Balls Brothers | 16 Pollen Street Social |
| 05 Benugo | 17 Polpo |
| 06 Cubé | 18 Rosa's |
| 07 Dishoom | 19 Sabor |
| 08 Flat Iron | 20 Sakagura |
| 09 Goodman | 21 Sartoria |
| 10 Ikeda | 22 Tokimeite |
| 11 Joe & the Juice | 23 Umu |
| 12 Liberty | 24 Vapiano |

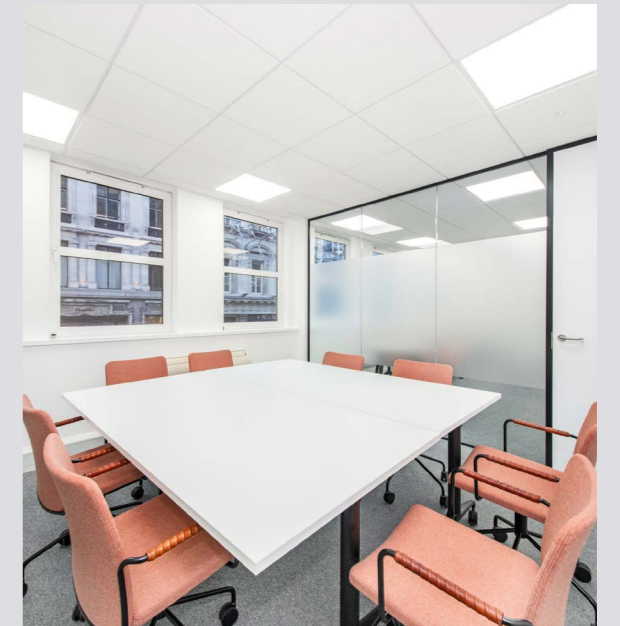


- Local Amenities
- ⊖ Underground Station

KEY:
The above map and adjacent table highlights approximate travel times from 2-3 Conduit Street to each location, either by foot or via public transport.

Summary Specification

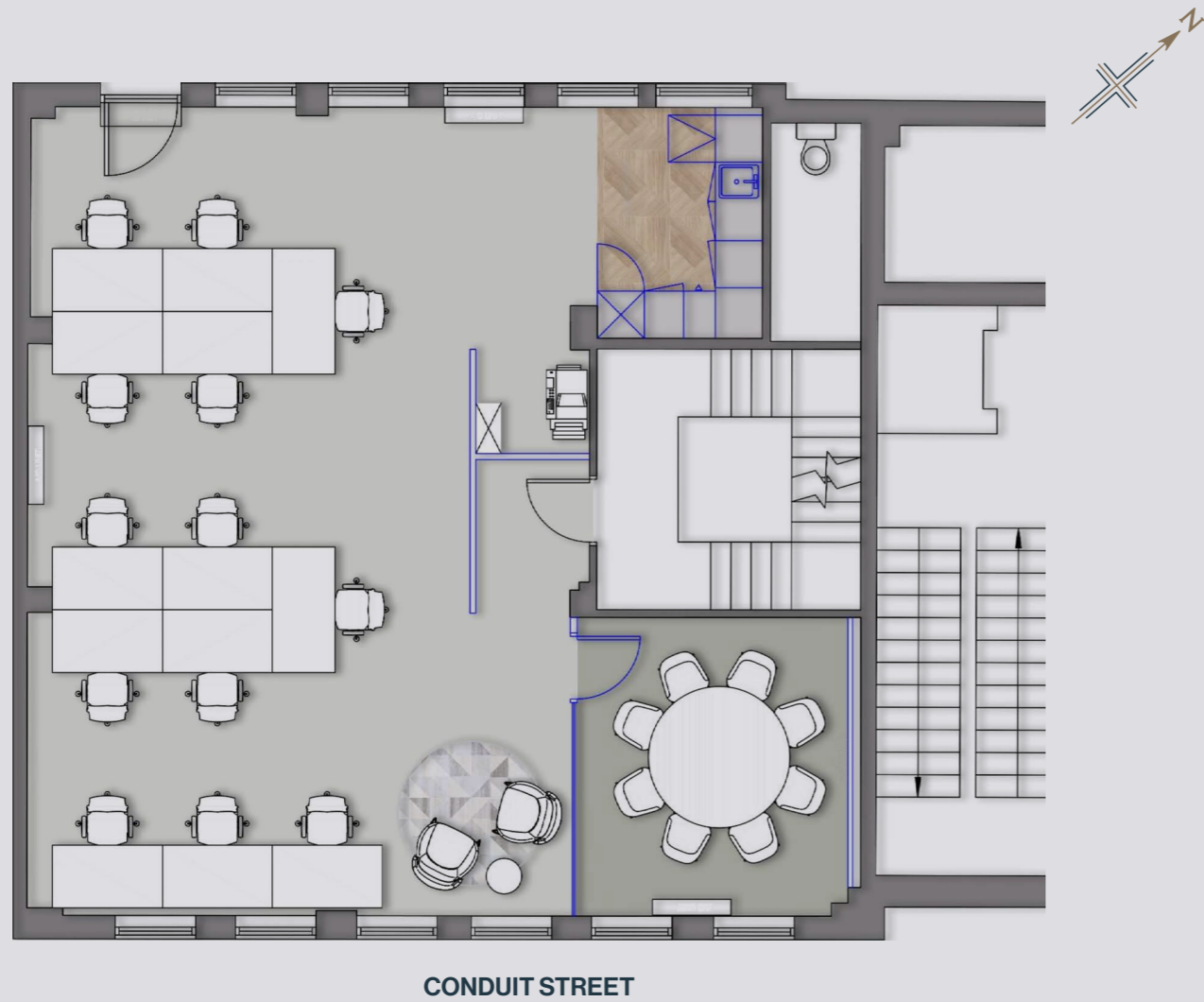
- Fully refurbished
- Turn key opportunity
- Manned reception
- Cycle storage
- Communal meeting and break out space
- Large dedicated teapoint
- Access to Regent Street Privilege Club
- Flexible lease



CAT A+

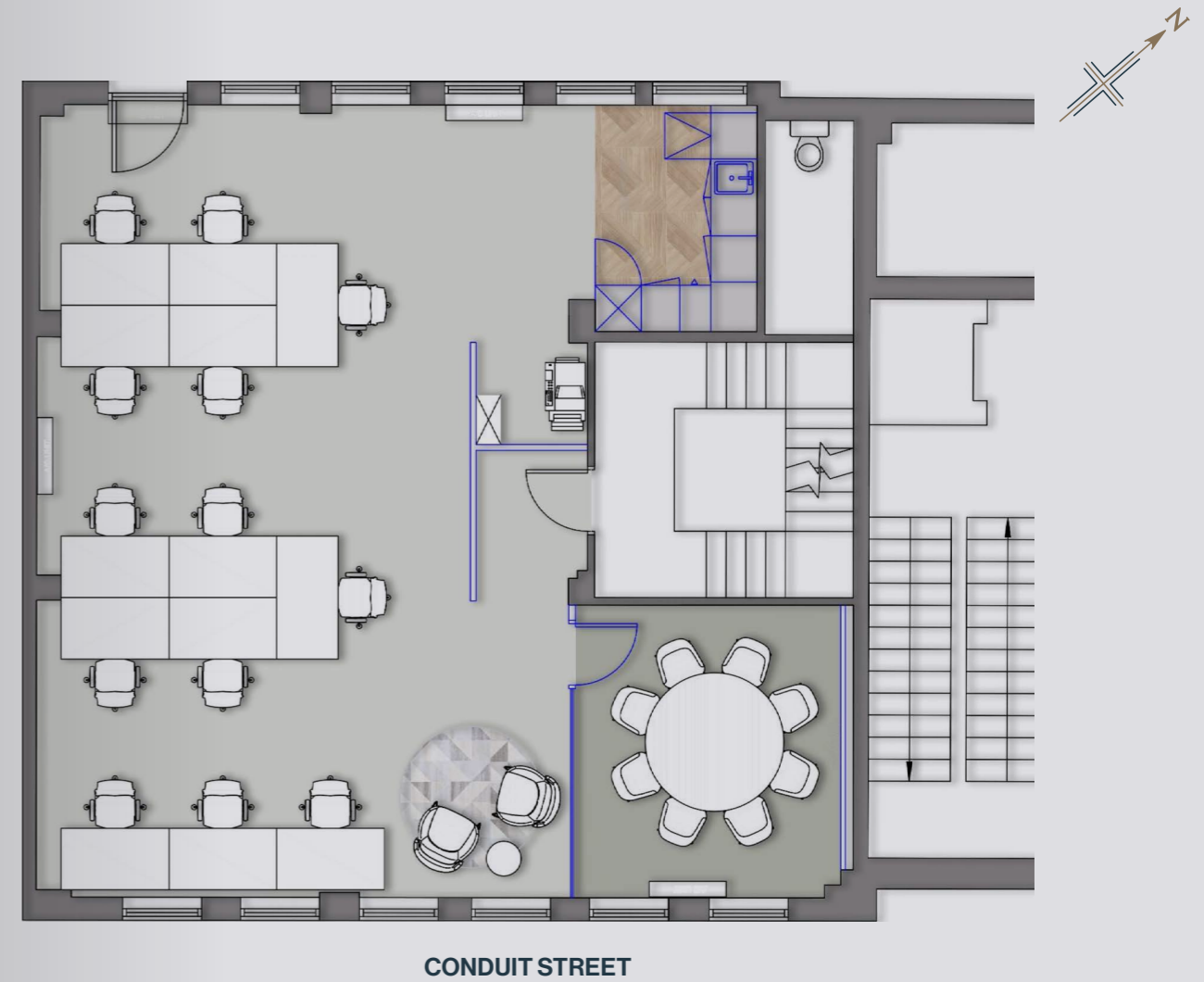
First Floor

997 sq ft - £97.50 psf



Second Floor

999 sq ft - £97.50 psf



Open Plan Layout

13 desks

6 person meeting room

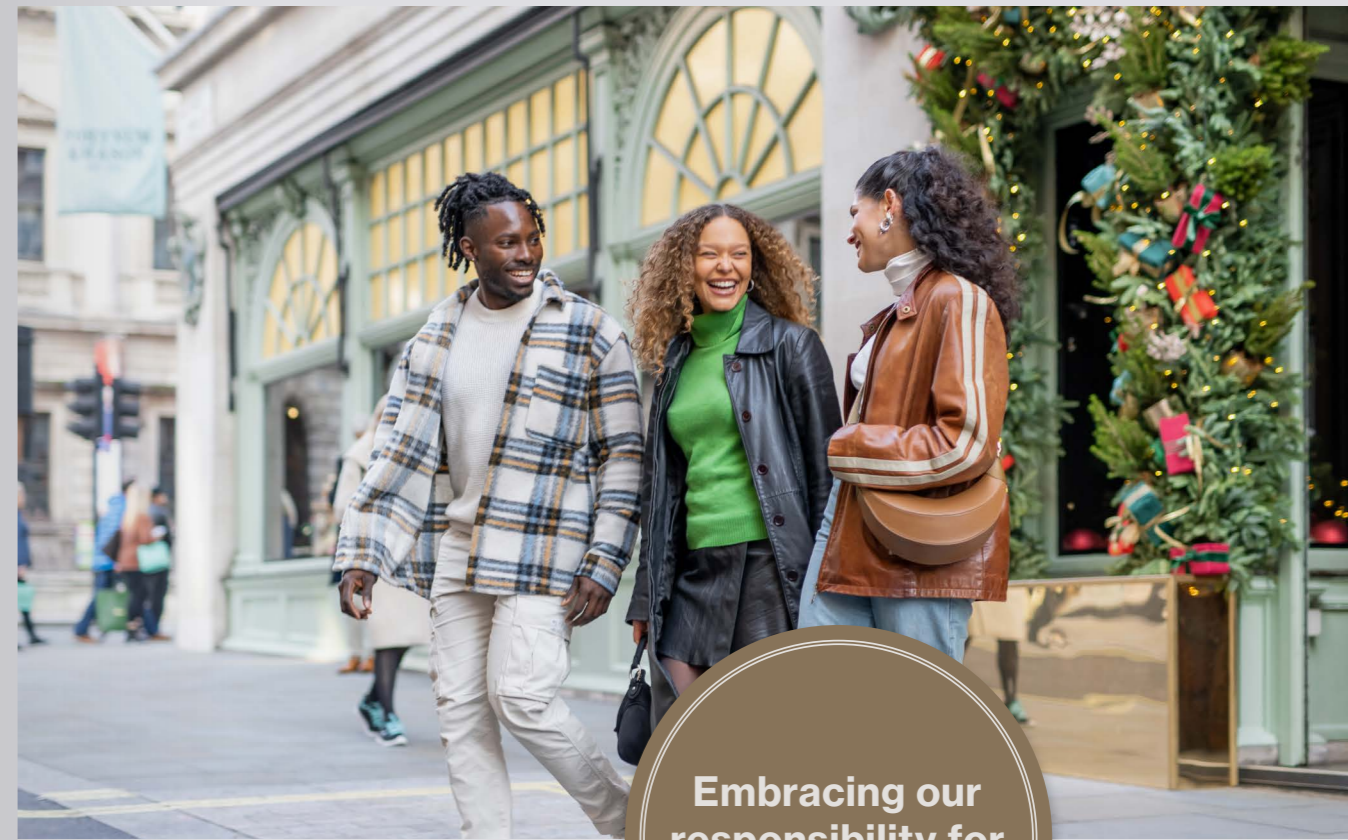
Tea-point

Included – rent, service charge and furniture

Why The Crown Estate?

You may know The Crown Estate as one of the largest property owners in Central London. You possibly don't know our purpose is to create lasting and shared prosperity for the nation – it drives our strategy and informs everything we do.

We embrace our responsibility for place making in securing London's future. We support economic growth and productivity through our activities. And through our evolving portfolio of progressive work and lifestyle destinations like Oxford Circus, we enhance people's lives and create inclusive communities.



Embracing our responsibility for place making

Why Workplaces?

Workplaces is your portal to world-class headquarters and an inspiring workplace community in central London. Our high-quality, thoughtfully designed offices support your business through growth and development. Our exclusive occupier privileges and amenities enhance the work/life experience. The West End is our world. Through continuous investment, we are guardians of its status and magnetic appeal as an outstanding commercial destination for future generations.

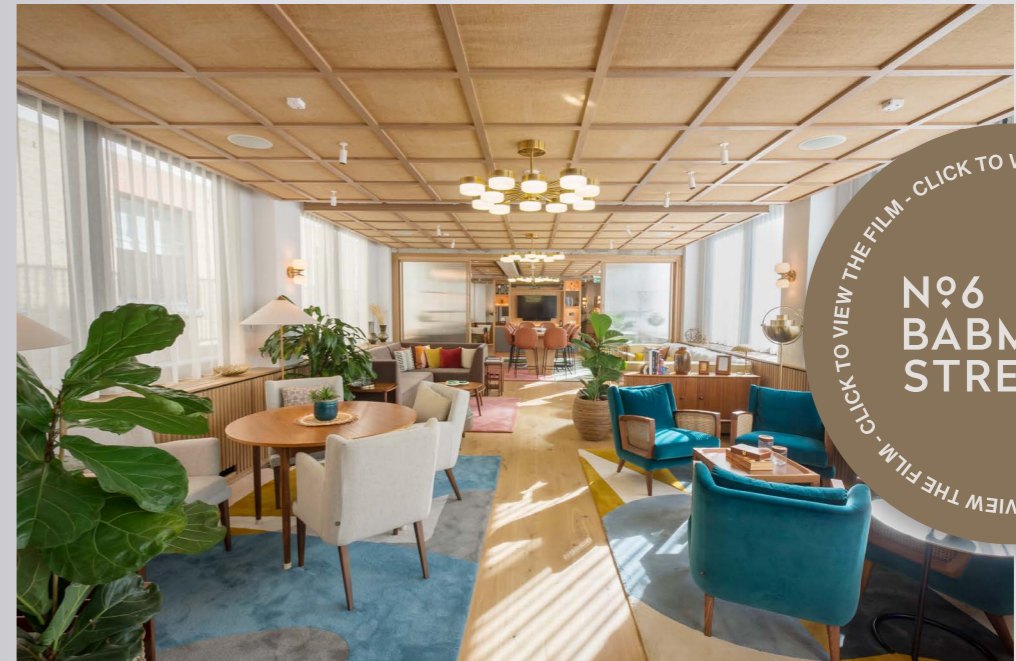


PART OF A BIGGER COMMUNITY

As a customer of The Crown Estate, you become part of our valued community, where sustainability, well-being and security are at the heart. Our customers enjoy a variety of complimentary benefits including events and activities, marketing support and visitor insights.

Workplaces occupiers enjoy access to elegant, spacious and flexible meeting rooms, workspaces, and event areas across The Crown Estate's locations, 12 Charles II Street, 6 Babmaes and One Heddon Street. Our team are always on hand to advise on room layout, audio-visual providers and catering and to ensure your event runs seamlessly.

- 12 Charles II Street: Elegant meeting rooms for collaborative and productive sessions.
- 6 Babmaes: Flexible meeting, workspace, and event areas, tailored to your requirements.
- One Heddon Street: Spacious settings for meetings and events, with a touch of sophistication.



YOUR FREE PASS FOR FITNESS & WELLBEING

Workplaces provides a complimentary Wellbeing service for all our occupiers. Simply check the live online timetables and book any of our weekly Hit & Core, Pilates and Bootcamp classes. Catch them at our 13 Maddox Street, 6 Babmaes and One Heddon Street studios or opt for our popular outdoor sessions.

WEEKLY CLASSES:

- Hit & Core, Pilates and Boot-camp classes available each week booked online via the well-being hub.

LIVE TIMETABLES:

- Studios at 13 Maddox Street, 6 Babmaes and 1 Heddon Street, along with outdoor space.

Workplaces |  THE CROWN
ESTATE

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