



42 CONDUIT STREET

MAYFAIR W1

Prime freehold opportunity—with vacant possession

Prime location within Mayfair, one of London's most **exclusive districts**.

Attractive Grade-II listed building situated on the south side of Conduit street two doors down from the brand new 6 star St Regis hotel opening in 2026.

The building comprises **5,363 sq ft** of retail, office and residential accommodation arranged over basement, ground and four upper floors.

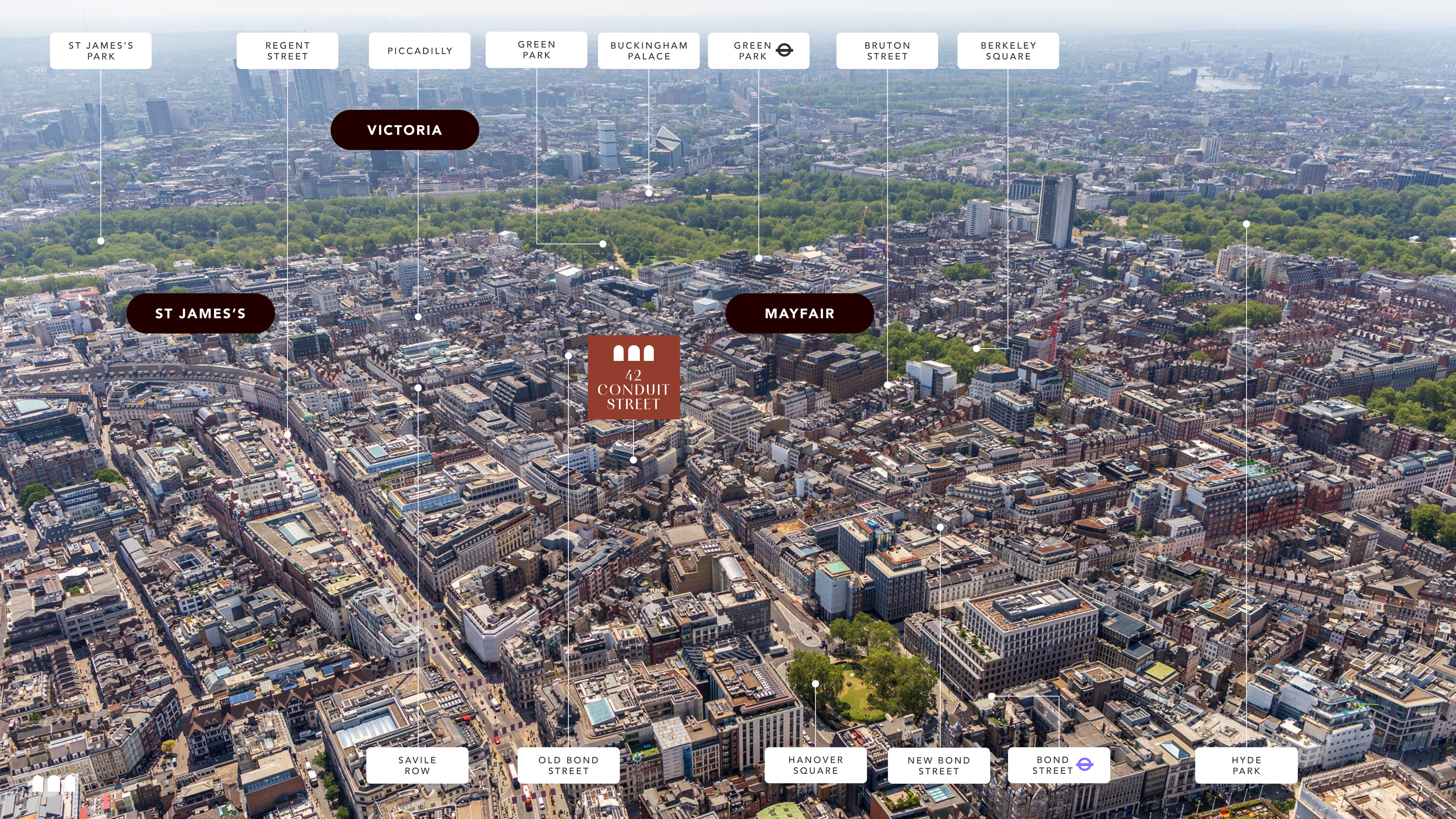
The building has recently undergone an extensive refurbishment, transforming it into a **best-in-class mixed-use asset**.

The office element has achieved an **EPC A**.

A rare opportunity to establish a **flagship headquarters in the heart of Mayfair**.

A RARE FREEHOLD OPPORTUNITY





ST JAMES'S
PARK

REGENT
STREET

PICCADILLY

GREEN
PARK

BUCKINGHAM
PALACE

GREEN
PARK



BRUTON
STREET

BERKELEY
SQUARE

VICTORIA

ST JAMES'S

MAYFAIR

42
CONDUIT
STREET

SAVILE
ROW

OLD BOND
STREET

HANOVER
SQUARE

NEW BOND
STREET

BOND
STREET



HYDE
PARK

DISCOVER A DISTINCTIVE PROPERTY



42 Conduit Street is a rare freehold opportunity in the heart of Mayfair, comprising a newly refurbished mixed-use building of 5,363 sq ft.

Originally a 17th-century townhouse, the property has been transformed into a best-in-class headquarters building, with high-quality finishes throughout.

The Grade-II listed asset benefits from prime retail frontage just two doors down from the new St. Regis Hotel, alongside high-specification office accommodation, terraces to both the office and residential elements, and strong sustainability credentials. With refurbishment costs equivalent to £750 per sq ft, the scheme sets a new benchmark for Mayfair real estate.



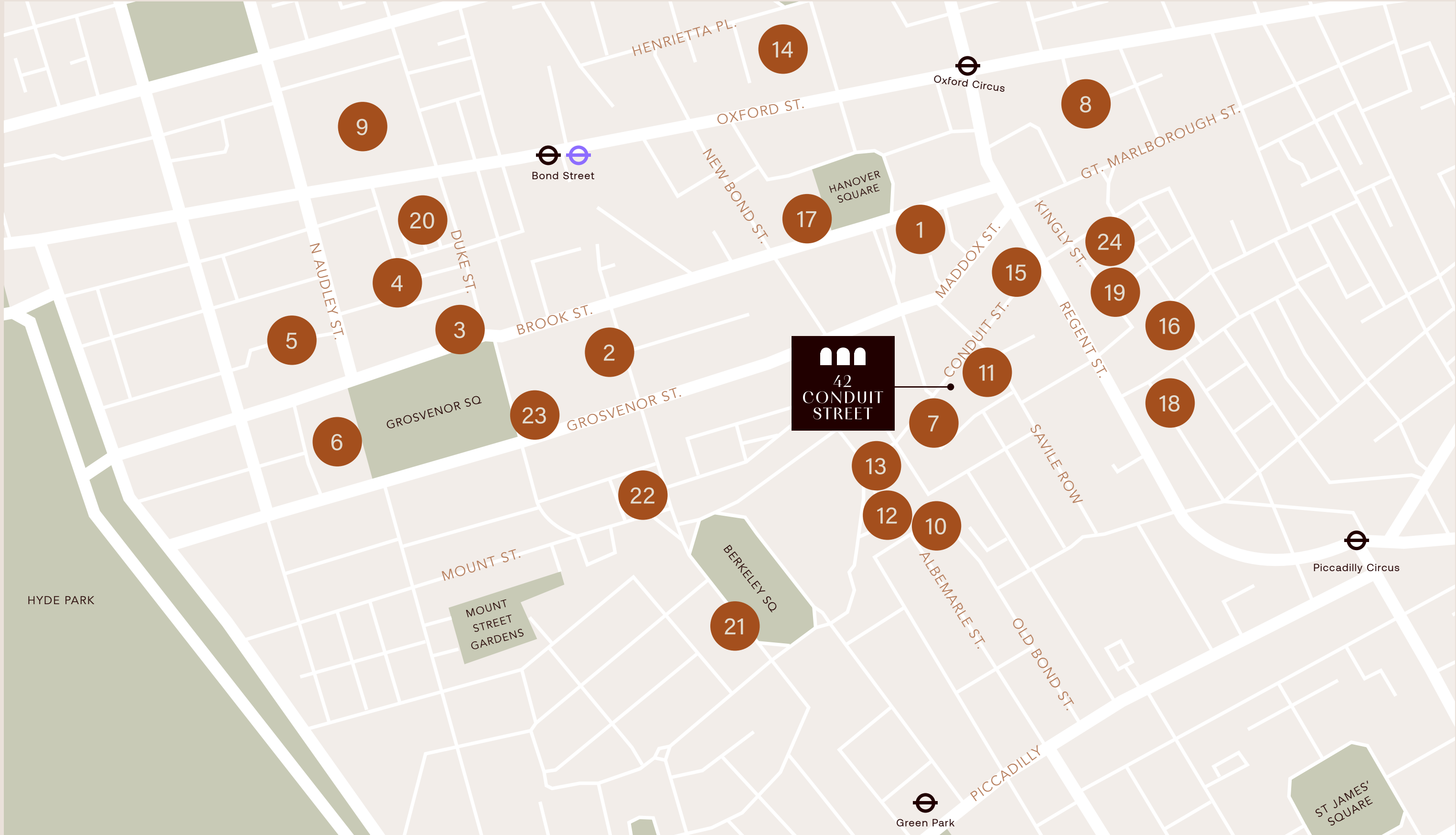
Conduit Street is surrounded by some of the world's most exclusive brands, fine-dining establishments, and luxury hotels. Just moments from Regent Street, Bond Street, and Savile Row, the address places investors alongside internationally renowned neighbours such as Hermès, Dior, and Alexander McQueen, as well as landmark hotels like Claridge's and The Ritz. This sought-after location combines heritage architecture with a thriving retail and lifestyle scene, ensuring exceptional footfall, strong brand alignment, and enduring investment appeal.

SURROUNDED BY SUCCESS



LOCAL FAVOURITES

Mayfair is synonymous with success, and 42 Conduit Street allows your business to sit at the very heart of this. From luxury hotels and fashion houses to private art dealers, Mayfair is the preferred address for those who enjoy the very best. Elevate your brand and business in a location that resonates with history, distinction, and an unmatched sense of prestige.



CONNECTIVITY

Bond Street	.....	1 min	
Savile Row	.....	3 mins	
Oxford Circus	.....	7 mins	
Bond Street	.....	10 mins	
Green Park	.....	10 mins	

LUXURY HOTELS

- 1. Mandarin Oriental Mayfair
- 2. Claridge's
- 3. London Marriott Hotel
- 4. The Beaumont
- 5. Native Mayfair
- 6. Chancery Rosewood Hotel
- 7. St Regis Hotel

LUXURY SHOPS

- 8. Liberty London
- 9. Selfridges
- 10. Louis Vuitton
- 11. Vivienne Westwood
- 12. Chanel
- 13. Dior
- 14. John Lewis & Partners

LUXURY BARS & RESTAURANTS

- 15. Sketch
- 16. Señor Ceviche
- 17. The MAINE Mayfair Restaurant & Bar
- 18. NOPI
- 19. Dishoom
- 20. Apricity
- 21. Annabel's
- 22. Bacchanalia
- 23. KOYN
- 24. Paradiso

5,400 SQ FT OF MAYFAIR’S FINEST

An exceptional blend of premium office, retail, and residential spaces

Designed with retail in mind, the ground and lower ground floors at 42 Conduit Street offer prime frontage in this prestigious location. The first, second, and third floors provide 2,500 sq ft of modern and versatile office space, ideal

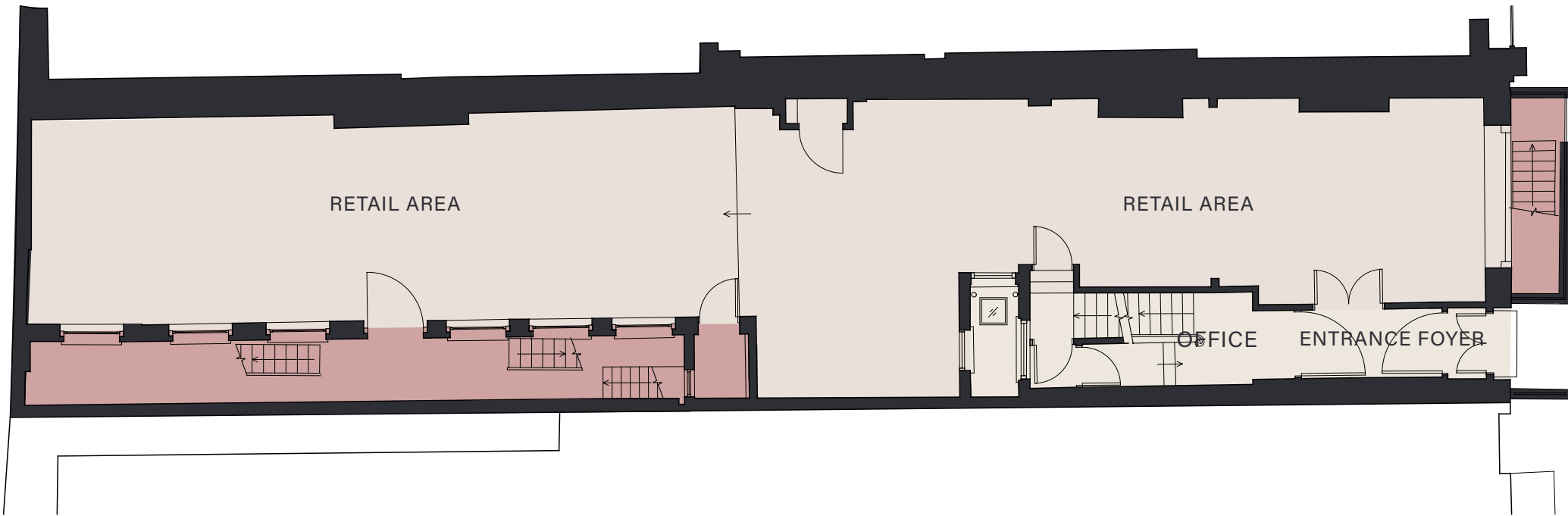
for businesses seeking an exclusive Mayfair address. Completing the offering, the fourth floor features an elegant residential unit, ensuring a private retreat above the bustling city.

Floor	Use	Sq ft	Sq m
Fourth	Residential	538	50.0
Third	Office	637	59.2
Second	Office	619	57.5
First	Office	1,287	119.6
Ground	Retail	1,467	136.3
Lower Ground	Retail	815	75.7
Total		5,363	498.3

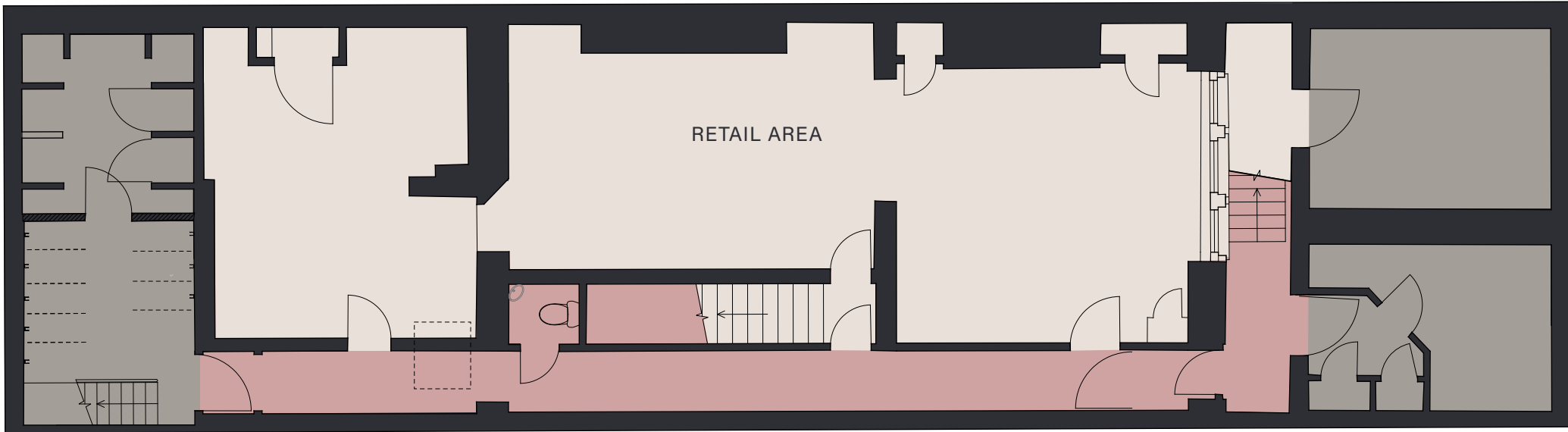


KEY ● Core ○ Retail ● Store ● Residential ● Office

Ground floor
1,467 sq ft / 136.3 sq m



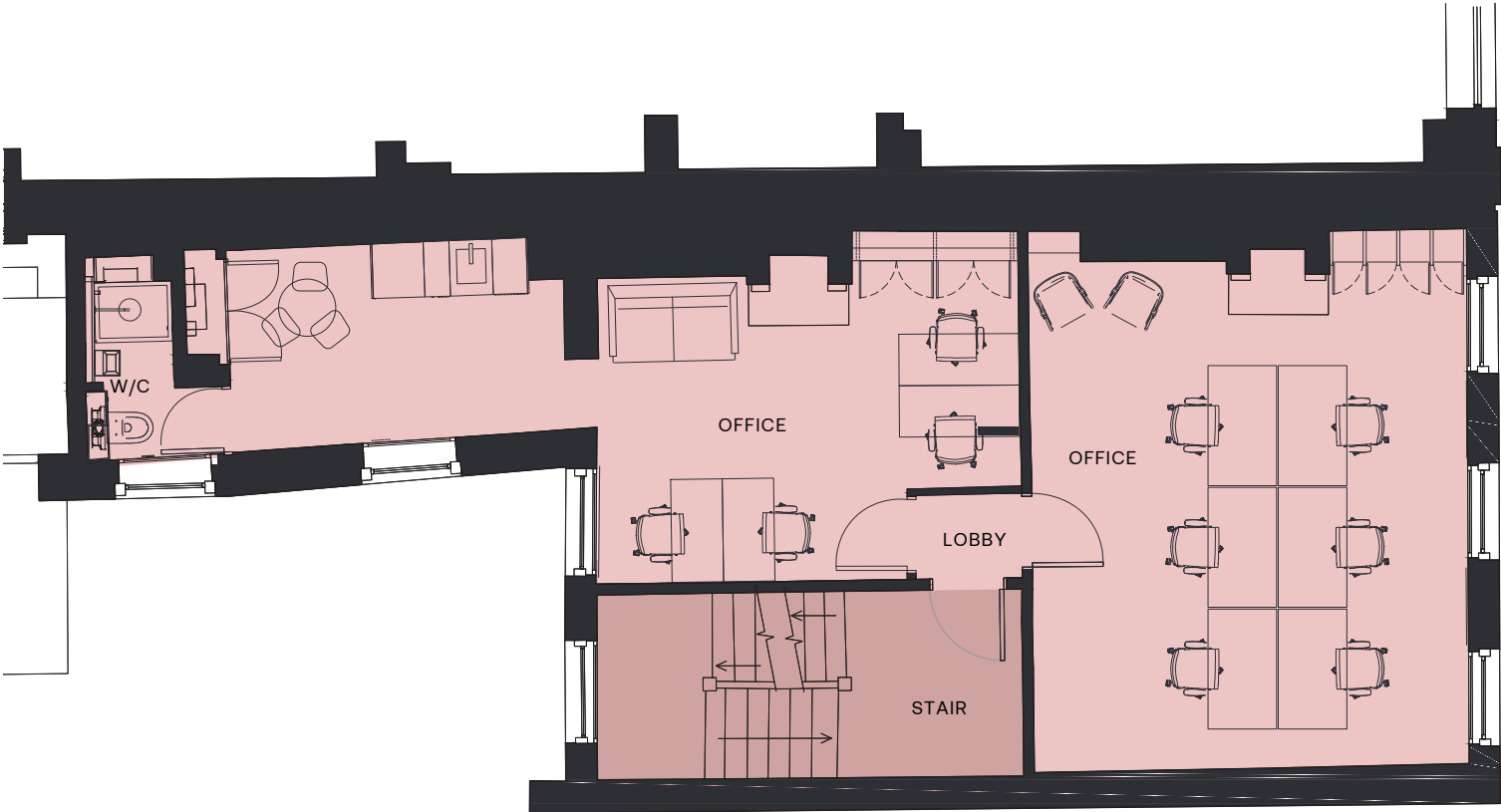
Lower ground floor
815 sq ft / 75.7 sq m



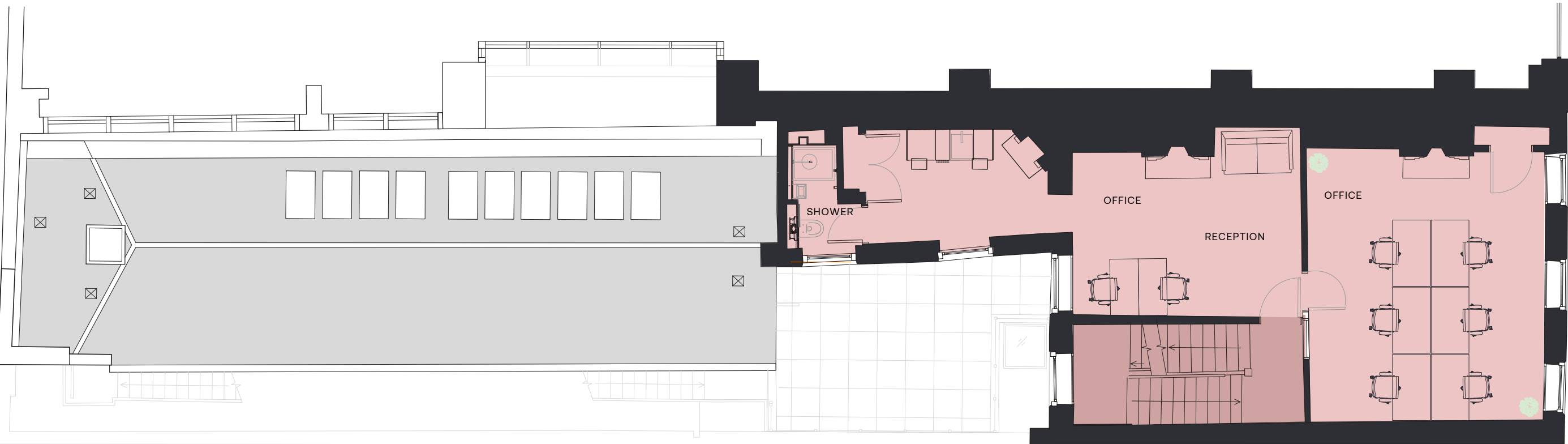
First floor
1,287 sq ft / 119.6 sq m



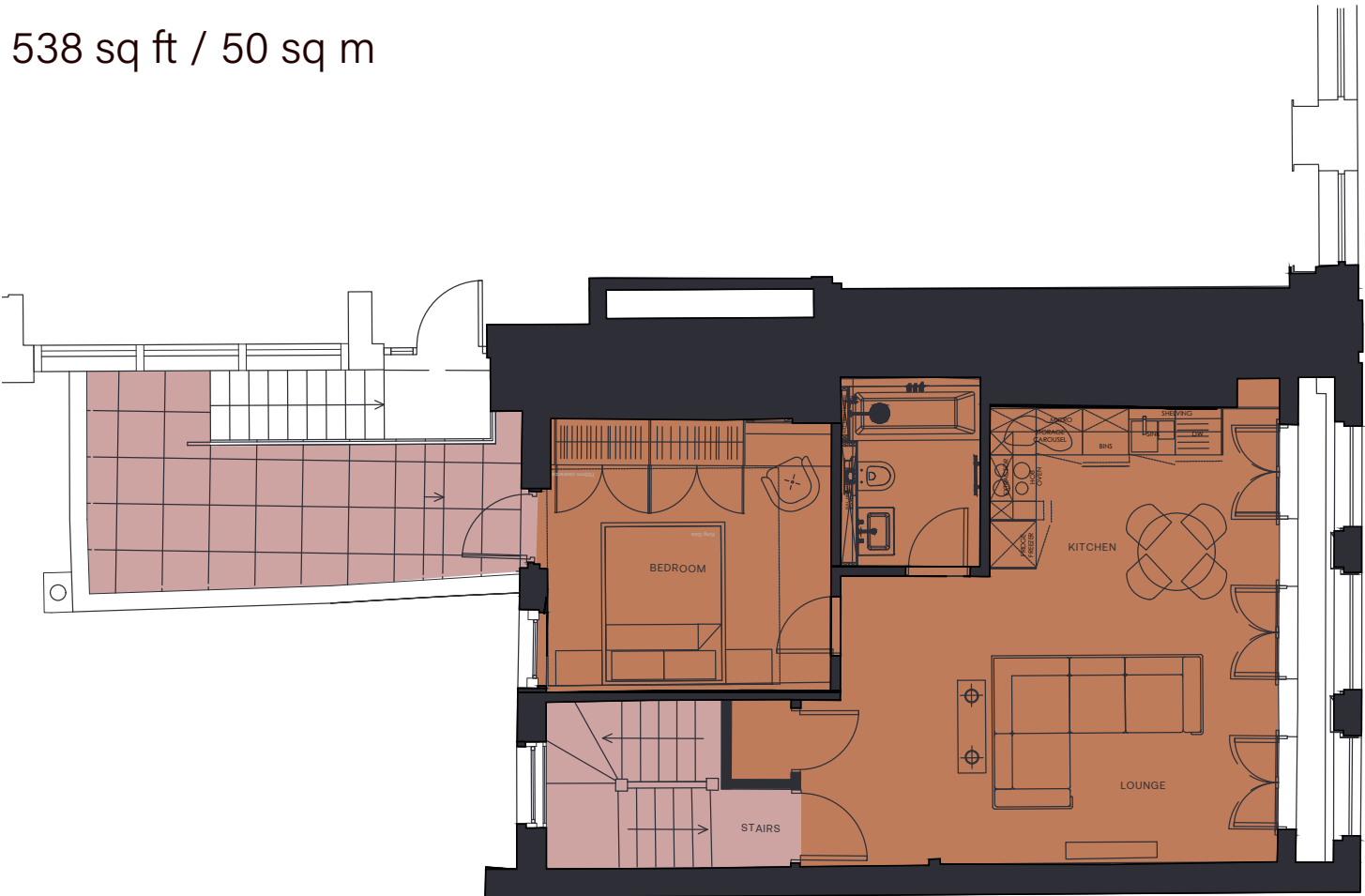
Third floor
637 sq ft / 59.2 sq m



Second floor
619 sq ft / 57.5 sq m



Fourth floor
538 sq ft / 50 sq m





Full air conditioning throughout



EPC rating A



Elegant herringbone floors



Two private terraces



Juliet balconies to upper levels



Restored original fireplaces



End of trip facilities



Bicycle storage



Marble splashbacks and high-quality detailing

AN IMPRESSIVE, GRADE-II LISTED MIXED-USE OPPORTUNITY

This Grade-II listed building boasts an exceptional specification, designed to meet the highest standards of modern occupiers.

The building features elegant period architecture combined with contemporary upgrades, ensuring both style and functionality.

The space benefits from high ceilings and excellent natural light, creating a bright and spacious environment. With premium finishes throughout, high-quality fittings, and a prestigious Mayfair address, 42 Conduit Street offers an unrivaled blend of heritage charm and modern convenience.

MAYFAIR RETAIL OCCUPANCY

The Mayfair retail market is currently experiencing its lowest vacancy levels since the pre-pandemic peak of 2019. This trend is expected to continue, with rents forecast to grow as retailers compete for a limited supply of prime Mayfair units.

Address	Transaction Date	Tenant	Zone A / Rent	Size (sq ft)
43 Conduit Street	May 2023	Berluti	£550 Zone A	N/A
45 Conduit Street	June 2023	Isaia	£510 Zone A	N/A
52 Conduit Street	26 May 2022	Yohji Yamamoto	£475,000 pax	TBC
62 Conduit Street	April 2024	Helen Anthony	£185,000 pax	2,350
46 Conduit Street	November 2022	Hirsh London	£250,000 pax	4,155
28–29 Conduit Street	September 2022	Moschino	£975,000 pax	7,191

MAYFAIR OFFICE OCCUPANCY

A limited supply of Grade A offices and a constrained development pipeline in Mayfair have underpinned strong rental growth in recent years. Recent transactions demonstrate rents approaching £150 per sq ft for well-located, best-in-class CAT A+ space. With demand from occupiers remaining robust, this upward rental trajectory is expected to continue.

Address	Date	Floor	Size (sq ft)	Spec	Rent (£ psf)
18–19 Albemarle Street	OTM	4th	1,897	CAT A+	£120 (Q)
21 Cork Street	Mar-25	1st	1,243	CAT A+	£105
31 Dover Street	Nov-24	1st	1,397	CAT A	£105
35 Dover Street	Sep-24	2nd	453	CAT A+	£145
24 Grosvenor Street	Sep-24	4th	1,350	CAT A+	£140
35 Dover Street	Aug-24	9th	1,386	CAT A+	£147.50
52 Conduit Street	Jun-24	6th	1,926	CAT A+	£130
20 Berkeley Square	May-24	2nd & 3rd	5,812	CAT A+	£171
91 Piccadilly Street	Apr-24	1st	2,307	CAT A+	£136
10 Brook Street	Feb-24	4th	2,462	CAT A	£107.50



42 CONDUIT STREET

PRICE ON APPLICATION

Freehold

FOR FURTHER INFORMATION PLEASE GET IN TOUCH WITH:

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