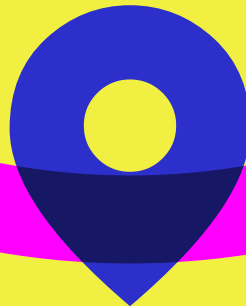


**532-540  
OXFORD ST**

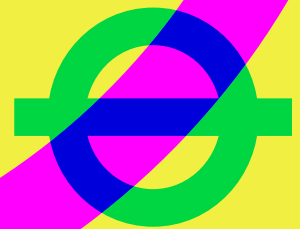
15,596 sq ft



MARBLE ARCH



OXFORD STREET



BOND STREET

**A PRIME OPPORTUNITY  
IN A LANDMARK LOCATION**

# 15,596 SQ FT OVER 2 FLOORS AN EXCITING OPPORTUNITY TO ANCHOR YOUR BRAND IS JUST AROUND THE CORNER

- Powerful corner with 92 ft frontage onto Oxford Street with highly visible 67 ft return to Old Quebec Street
- Ground floor ceiling height 4.6m
- Basement ceiling height 4.12m
- A range of configuration options available to suit retail, restaurant (extraction is possible), competitive socialising, alternative / experiential uses or car showroom.
- Dedicated rear loading




MARBLE ARCH

1 MINUTE 



BOND STREET

4 MINUTES 



# PERFECTLY PLACED

Located on the western end of Oxford Street, occupying a prominent corner position between Old Quebec Street and Portman Street.

The unit benefits from a prominent corner plot between Marble Arch and Bond Street stations, the perfect place to showcase your brand.

The neighbourhood boasts a large number of established retailers, hotels and restaurants

combined with strong footfall both day and night.

Oxford Street West is set to benefit from an expected 31% net increase in entries and exits at Bond Street and £800m annual sales influenced by the Elizabeth Line by 2031.



**QUEBEC STREET  
NEW  
RESTAURANT  
QUARTER**




**SELFRIDGES  
250,000  
VISITORS  
EVERY WEEK**



**PRIMARK  
MARBLE ARCH  
130,000  
SQ FT**



**ADIDAS  
FLAGSHIP  
UK STORE**



**MARBLE ARCH  
STATION  
1 MINUTE**

**OVER 15 MILLION  
PASSENGERS  
EVERY YEAR**  
CENTRAL LINE



**BOND STREET  
STATION  
4 MINUTES**

**OVER 50 MILLION  
PASSENGERS  
EVERY YEAR**  
ELIZABETH LINE



**HYDE  
PARK  
2 MINUTES**

**OVER 13  
MILLION  
VISITORS  
EVERY YEAR**



**PRIME  
INVESTMENT  
AREA**

**£150M OF PUBLIC  
REALM INVESTMENT  
OVER THE NEXT  
10 YEARS**

Hyde Park - Winter Wonderland attracts over 2.5 million visitors every year.

Fashion, entertainment, technology and innovation, Oxford Street is the world's biggest high street.



# ELIZABETH LINE BENEFITS

TFL's forecasts, combined with Colliers West End turnover modelling, estimates that the Elizabeth Line will boost West End performance by around 7%, (an additional £700-800m of sales) by 2031.

Station forecast to see a **50% net increase in entries and exits** once the Elizabeth Line is fully open and operational.

When the final timetable is in place in 2023, an Elizabeth Line

service every two and a half minutes at peak will enable passengers to travel through to Paddington, Heathrow or Reading in the West and Shenfield or Abbey Wood in the East.



NET INCREASE IN ENTRIES & EXITS AT BOND STREET



NET INCREASE IN ENTRIES & EXITS ONCE THE ELIZABETH LINE IS FULLY OPEN AND OPERATIONAL



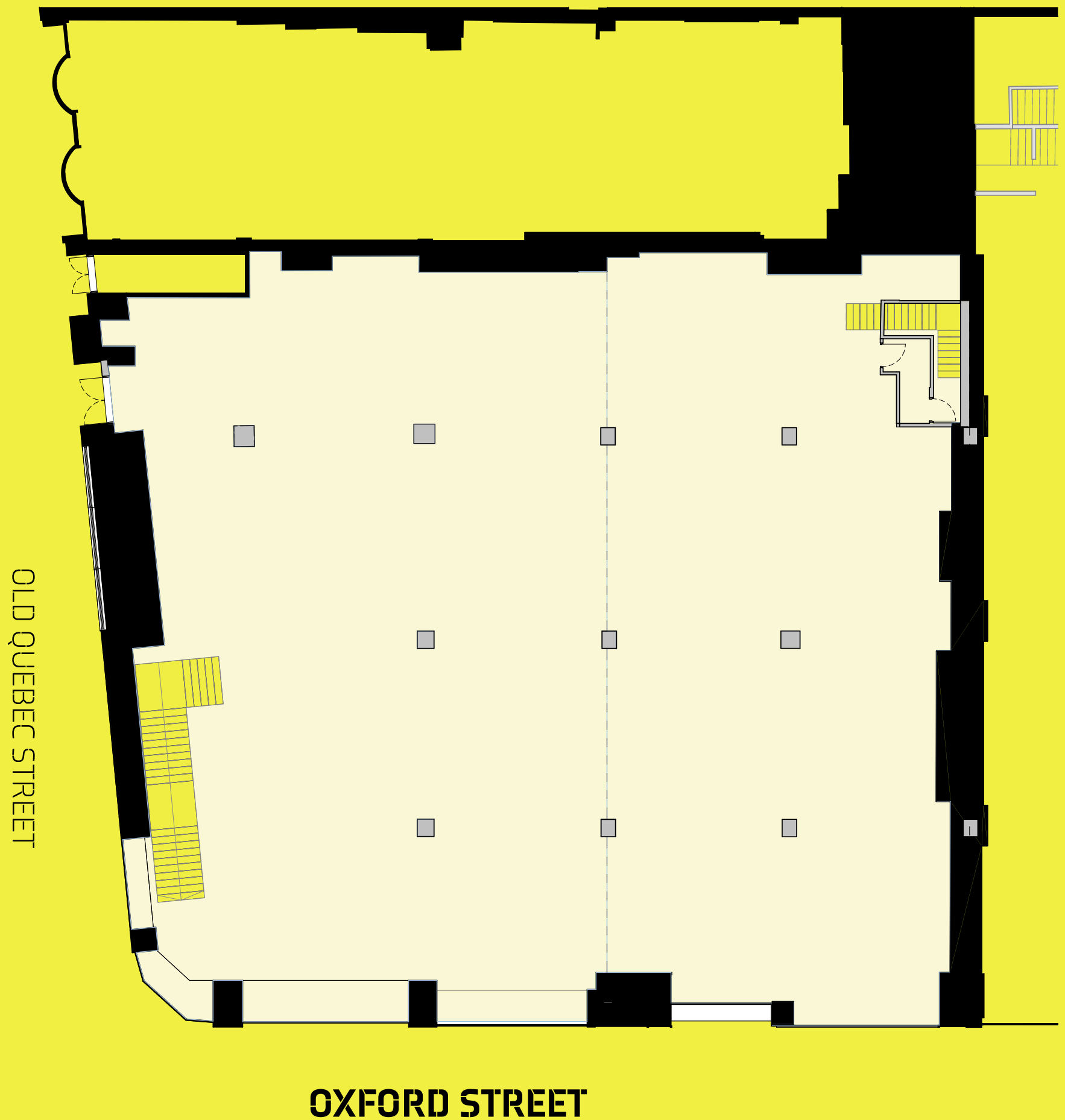
Horizon Line, Shadow Line, Time Line, 2017. Bond Street station (Elizabeth line). Commissioned as part of The Crossrail Art Programme. Courtesy of the artist and White Cube. Photo: GG Archard, 2022 © TfL

# Ground level

**7,588** sq ft | **705** sqm

## SPECIFICATION

- Oxford Street frontage 92 ft
- Old Quebec return frontage 67 ft
- 4.6m floor to ceiling height
- Max depth 85 ft
- Max internal width 94 ft
- Various configuration options available
- Handover condition to be agreed



# Basement level

8,008 sq ft | 744 sq m

## SPECIFICATION

- 4.12m floor to ceiling height
- Dedicated servicing via goods lift to rear



OLD QUEBEC STREET

OXFORD STREET

# 15,596 SQ FT

A unique opportunity to corner the market in this landmark location.

### LEASE

A new lease is available for a term of 10 or 15 years subject to 5-yearly upward only rent reviews.

### RENT

Upon application.

### RATES

The current rateable value is £2,720,000 which will reduce significantly from April 2023 to £1,625,000. Rates payable £864,500 pa. A saving of £582,540 pa.

Interested parties are advised to make their own enquiries to the local rating department.

Further details are available from [www.voa.gov.uk](http://www.voa.gov.uk)

### POSSESSION

Post April to realise the maximum benefit of the 2021 rates revaluation.

### COSTS

Each party to bear their own costs.

# 532-540



# FOR MORE INFORMATION CONTACT THE AGENTS



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### Important Notice

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2. Any areas, dimensions, measurements or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Kenningham Retail has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide for the marketing of the units. Elements may change during construction and final finishes could vary. Prospective purchasers should not rely on this information and should ensure that their solicitor checks the plans and specification attached to their contract. November 2022

### Anti-Money Laundering Regulations

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed occupier once a letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute.

Owned and managed by

# GPE.

[oxfordstreetspace.com](http://oxfordstreetspace.com)