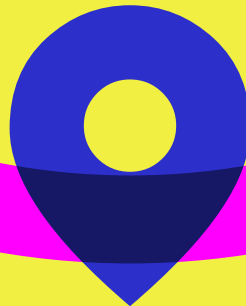


**508-520
OXFORD ST**

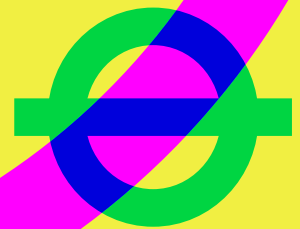
21,234 sq ft



MARBLE ARCH



OXFORD STREET



BOND STREET

**A PRIME OPPORTUNITY
IN A LANDMARK LOCATION**

21,234 SQ FT OVER 2 FLOORS

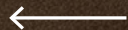
AN EXCITING OPPORTUNITY TO ANCHOR YOUR BRAND IS JUST AROUND THE CORNER

- Powerful corner with 70 ft frontage onto Oxford Street with highly visible 115 ft return to Portman Street
- Ground floor ceiling height 4.7m
- Basement ceiling height 3.6m
- 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



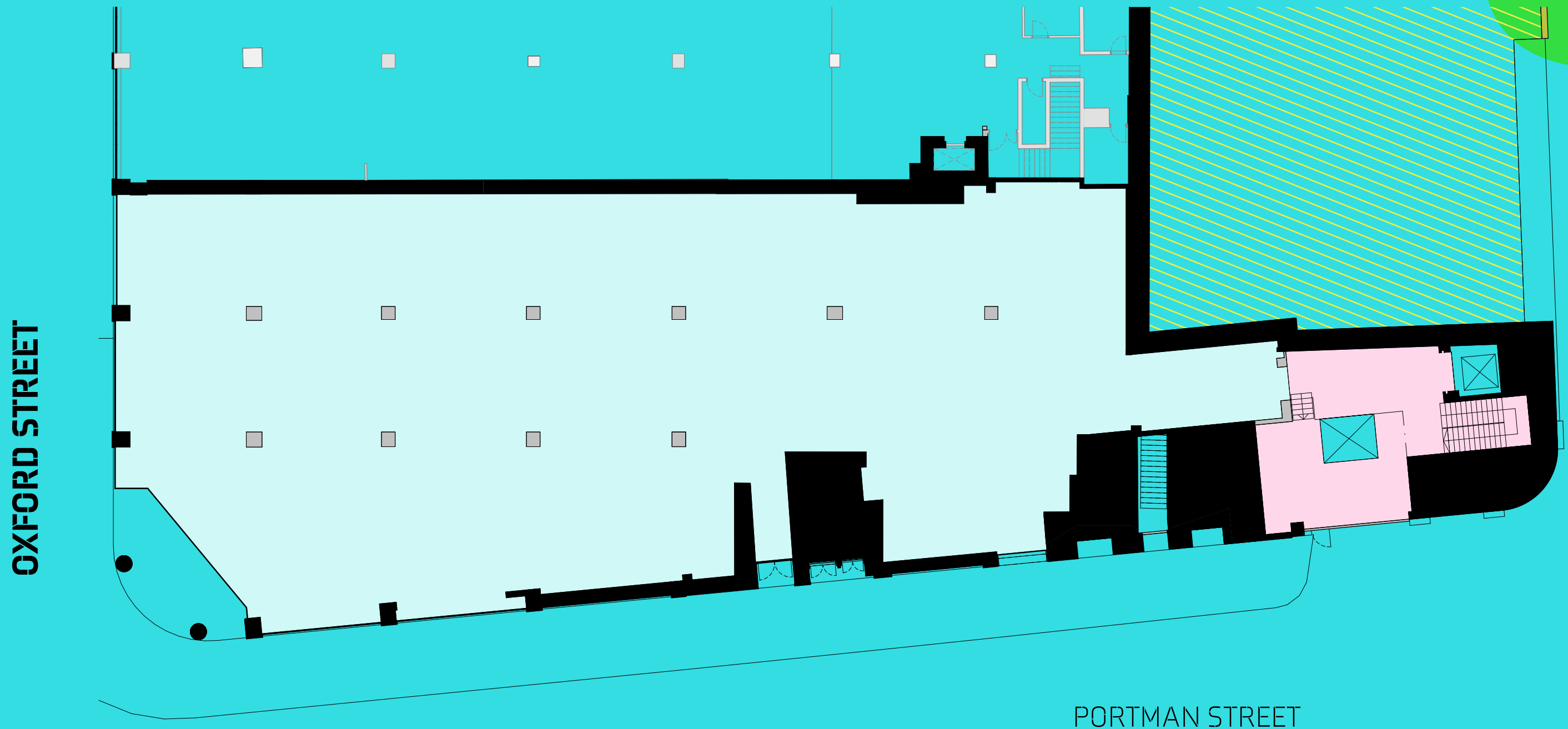
Horizon Line, Shadow Line, Time Line, 2017. Bond Street station (Elizabeth line). Commissioned as part of The Crossrail Art Programme. Courtesy of the artist and White Cube. Photo: GG Archard, 2022 © TfL

Ground level

9,588 sq ft | 888 sqm

SPECIFICATION

- Oxford Street frontage 70 ft
- Portman Street return frontage 115 ft
- 4.7m floor to ceiling height
- Max depth 128 ft
- Max internal width 56 ft
- Various configuration options available
- Handover condition to be agreed



Basement level

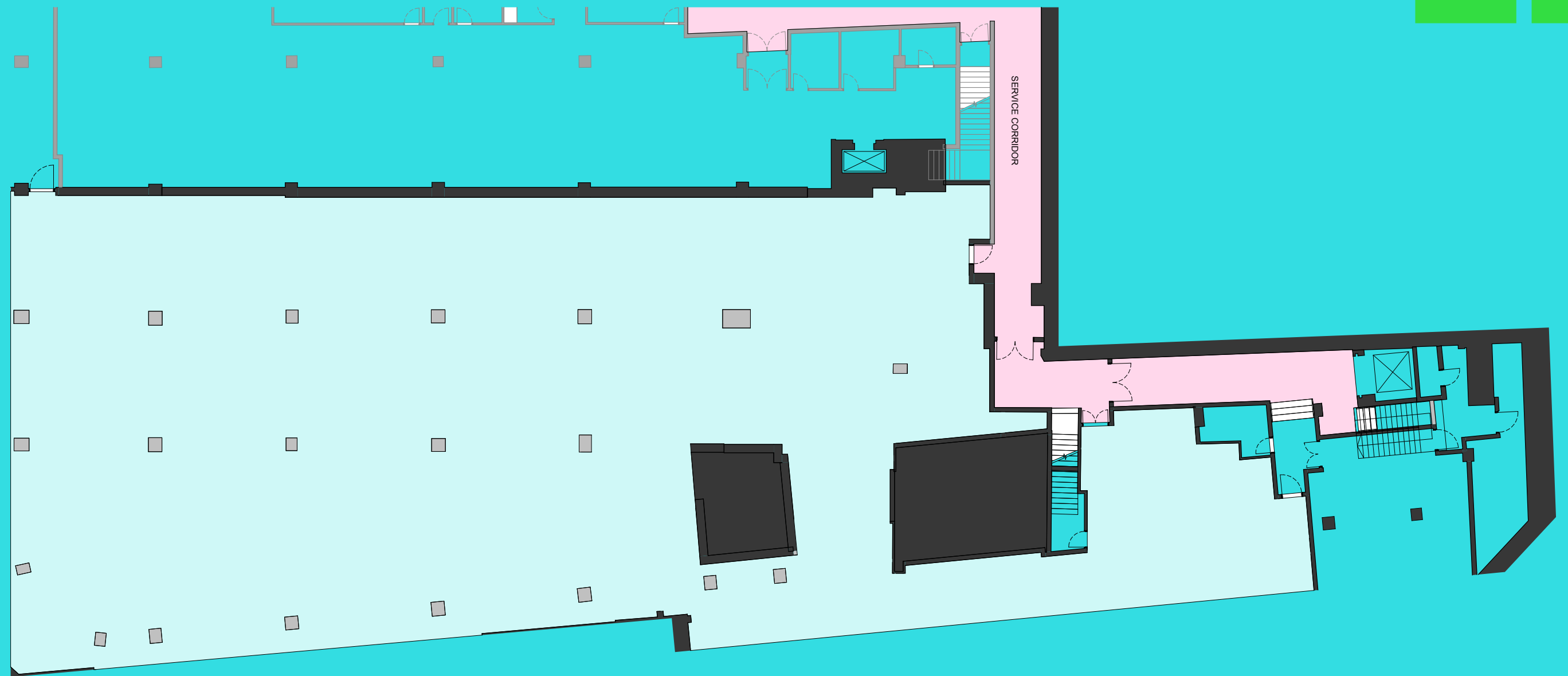
11,646 sq ft | **1,082** sqm

SPECIFICATION

- 3.6m floor to ceiling height
- Dedicated servicing via goods lift to rear

B

OXFORD STREET



PORTMAN STREET

21,234 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 £2,800,000 which will reduce significantly from April 2023 to £1,680,000. Rates payable £893,760 pa. A saving of £595,840 pa.

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

Further details are available from www.voa.gov.uk

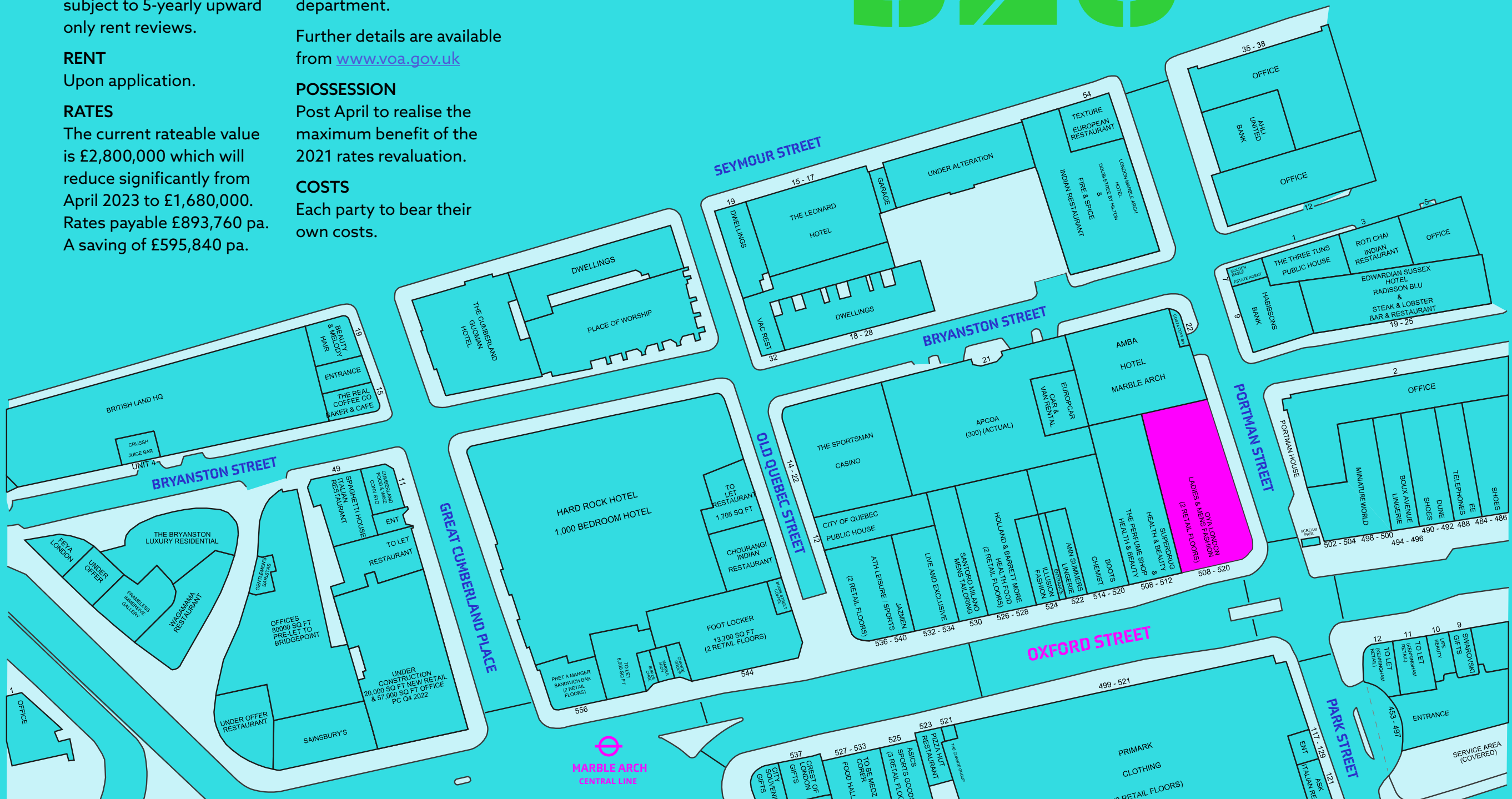
POSSESSION

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

COSTS

Each party to bear their own costs.

508-520



FOR MORE INFORMATION CONTACT THE AGENTS



DAVID KENNINGHAM

07785 956 977
dk@kenninghamretail.com

MARK SERRELL

07885 389 435
marks@kenninghamretail.com



JAMES CURSON

020 7199 2979
07500 060 800
james@cspretail.com

GEORGE HAWORTH

020 7199 2973
07894 995 857
george@cspretail.com

Important Notice

All photography images are indicative only. Kenningham Retail and CSP themselves and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars and as such cannot be held responsible for any loss or damage whatsoever, including without limitation, any direct, indirect or consequential loss or damage or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. These particulars have been prepared in good faith and with all due care and are believed to be correct at the time of publication. However, they do not constitute any contract, part of a contract, offer representation or warranty and must not be relied upon as statements or representations of fact.
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.