

27
OXFORD
STREET

London W1

THE BUILDING

OFFICE SPACE

RETAIL SPACE

FURTHER INFORMATION

AT THE CENTRE OF IT ALL

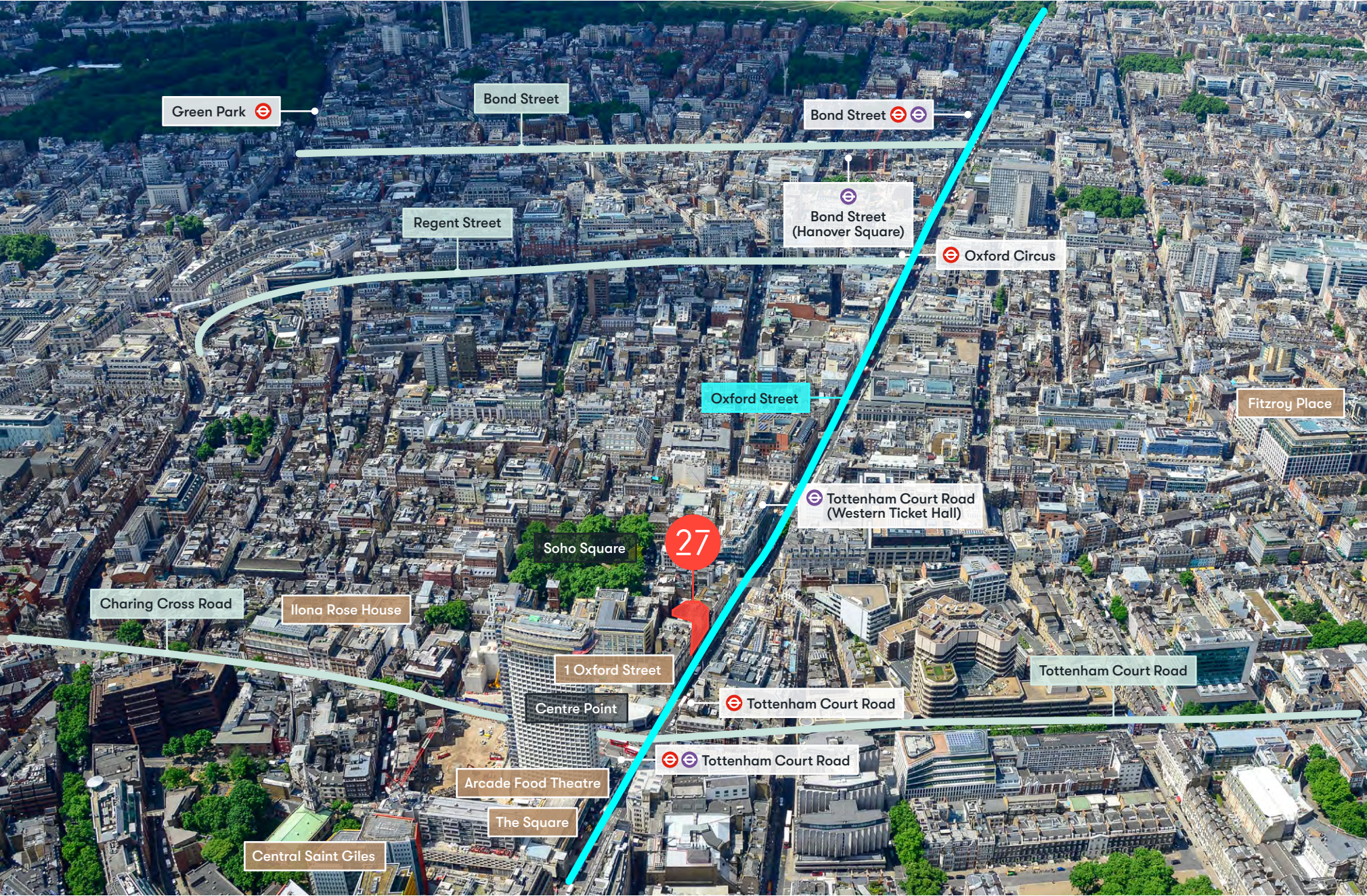
27 Oxford Street is a new building providing 12,322 sq ft of high quality office and retail accommodation located in a prime position between Soho and Fitzrovia and just moments from Tottenham Court Road station (Elizabeth Line , Central and Northern Line).

A contemporary and bright office reception lobby welcomes occupiers and visitors to the building – with 9,335 sq ft of stunning and flexible workspace arranged over six upper floors.

There is also 2,987 sq ft retail space available over ground and first floor levels.



Position



Location

LOCAL AMENITIES

- Ember Yard
- Franco Manca
- Six Storeys
- Dean Street Townhouse
- Hakkasan
- Tap Coffee
- Freak Scene
- Charlotte Street Hotel
- The London Edition
- Berners Tavern
- The Ninth
- Blanchette
- The London Gin Club
- Hoppers
- 10 Greek Street
- Pollen Street Social
- Arcade Food Theatre
- Soho Theatre
- Barrafina
- Pizza Pilgrims

LIFESTYLE

- Equinox
- AGUA Spa & Gym
- Boutique Spa
- PerformancePro Fitness
- Psycle
- Charles Worthington Salon
- Ted's Grooming Room
- Epoch Fitness
- Puregym
- Pfeffer Sal
- Egoist Body Studios
- F45
- DW Fitness First
- Energybase

OCCUPIERS

- 20th Century Fox
- Facebook
- Palantir
- King
- St Ives Group
- Estée Lauder
- Netflix
- Nike
- WeWork
- Moneysupermarket



MORNING, NOON & NIGHT

27 Oxford Street is superbly positioned between Soho's eclectic mix of world class dining, nightlife and shopping – and the village atmosphere of Fitzrovia – offering celebrated hotels, destination restaurants, boutique shops and galleries. It truly is a dynamic area to work and socialise.



TAP Coffee – Wardour Street



Charlotte Street Hotel



Soho Square



Ember Yard – Berwick Street



Newburgh Quarter



The House of HÔ



Bonnie Gull – Bateman Street



YMC – Poland Street

ALL CHANGE

Transport options at 27 Oxford Street are plentiful – the building is under a minute’s walk from Tottenham Court Road station which has undergone a major transformation.

CENTRAL LINE

Oxford Circus, and Holborn underground stations provide great access to the Central, Piccadilly, Victoria and Bakerloo Lines.

Access the Northern Line via Goodge Street, Leicester Square and Tottenham Court Road which will have access to the Elizabeth Line when complete.



ELIZABETH LINE

The arrival of Crossrail is forecasted to have the most significant impact on retail sales in the area with spend forecast to increase by 27.8%, to £11.3bn. The primary beneficiary of this will be Oxford Street, which will have Crossrail interchanges at Tottenham Court Road and Bond Street. This could see sales on the street increase by 38.7%.

While the new line will increase passenger numbers and footfall, it is the wider regeneration and development projects in the vicinity of the station that will really shape the evolution of this end of Oxford Street as a retail destination and subsequently to the large development programmes.

WALK TIMES TO STATIONS (IN MINS)

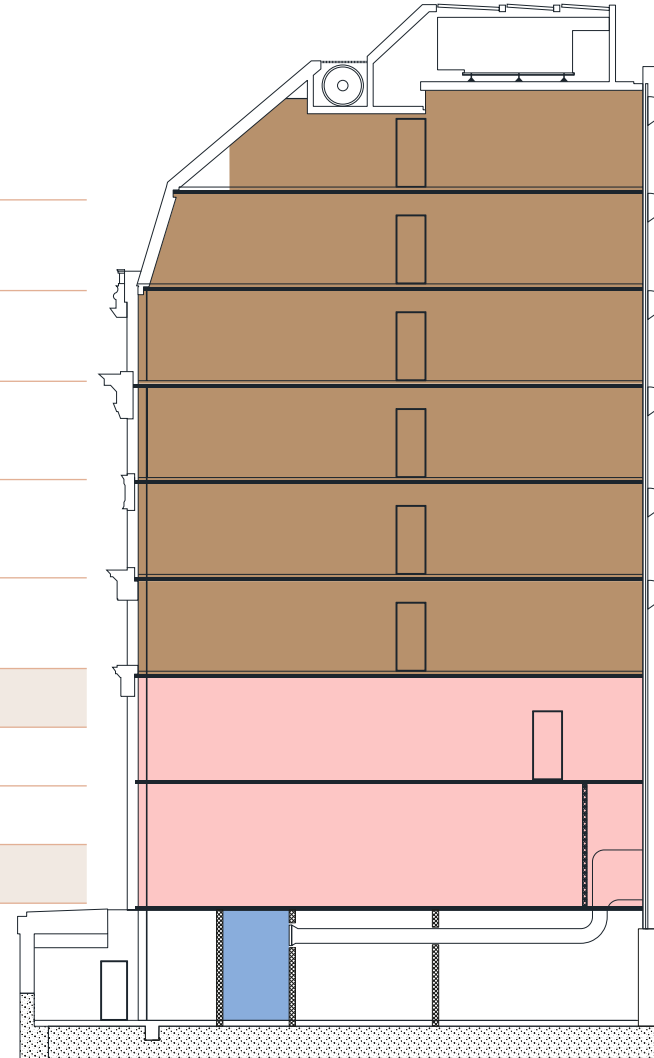


Walk times sourced from TfL.

- Office
- Retail
- Bike Store / Showers

SCHEDULE OF AREAS (NIA)

FLOOR	USE	SQ M	SQ FT
7	Office	97	1,047
6	Office	140	1,507
5	Office	158	1,705
4	Office	158	1,697
3	Office	158	1,703
2	Office	156	1,676
Total	Office	867	9,335
1	Retail	135	1,453
G	Retail	143	1,534
Total	Retail	278	2,987
Basement	Ancillary	–	–
Total		1,145	12,322

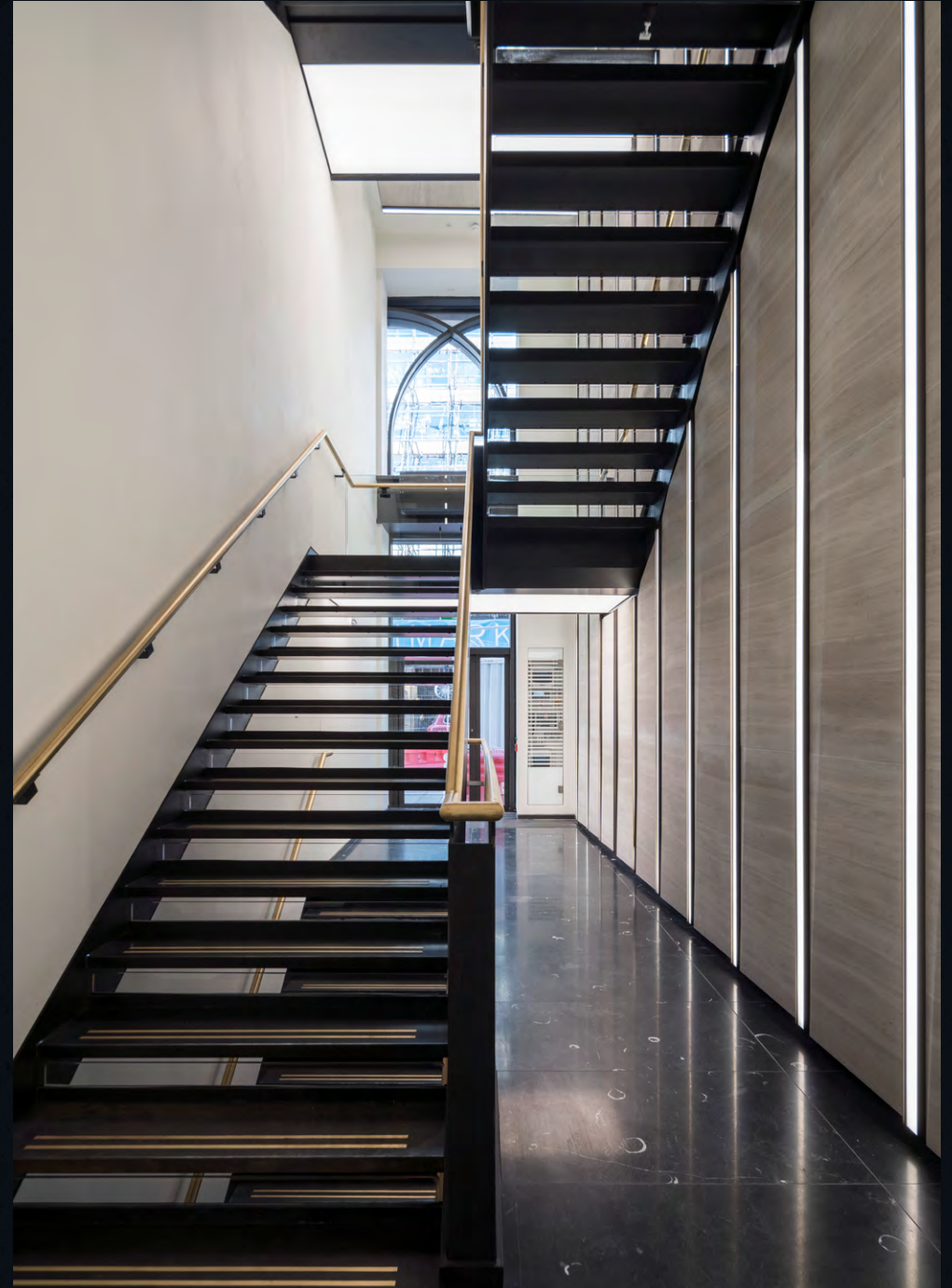


For guidance purposes only. Subject to onsite verification. Not to scale.

OFFICE SPACE

A smart and welcoming reception directly off Oxford Street leads to 9,335 sq ft of light, contemporary and flexible workspace.

Split over the second to seventh floors with a typical floor plate of around 1,700 sq ft – the building is perfect for business where a central West End location is paramount.



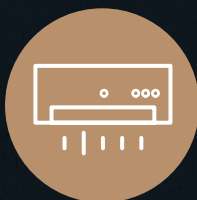
SETTING THE STANDARD



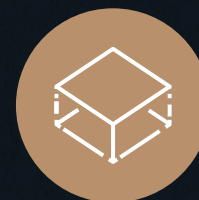
Occupational density:
1:8m² per person



Exposed
services



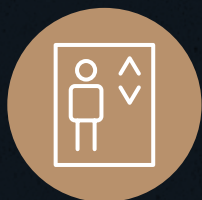
VRF
air conditioning



100mm raised
access floor



CAT A+
solution



13 person
passenger lift



1 x goods lift for cyclists
and waste management



15 cycle spaces
and 15 lockers



Feature
staircase

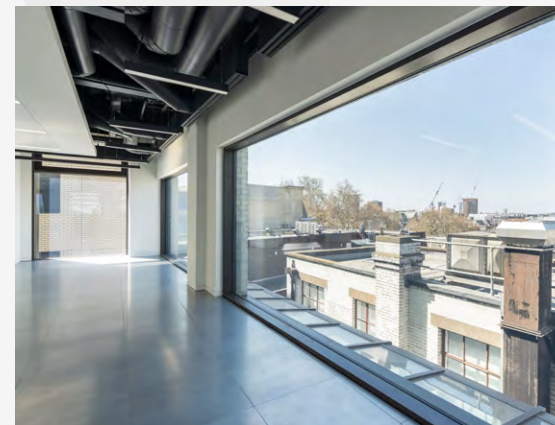
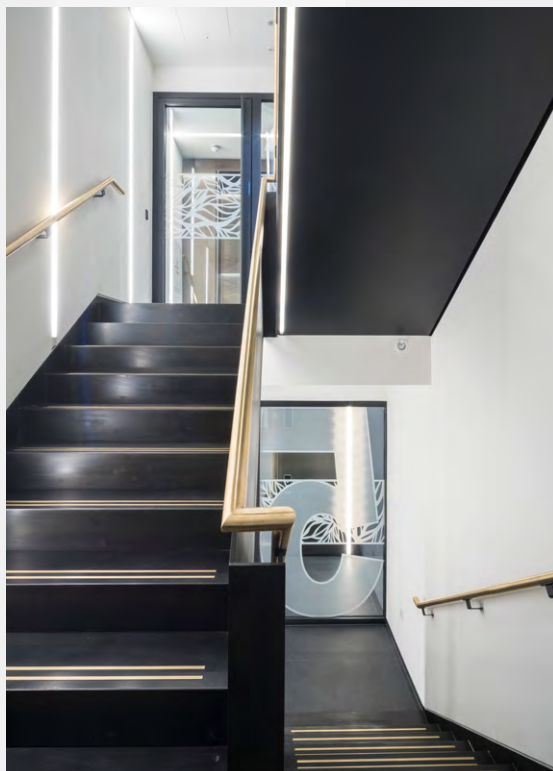


2 showers and
changing rooms

Key Features

SEE THE LIGHT

The office floors provide spacious accommodation, featuring exposed services and partial raft ceilings. Floors are linked by feature staircases, with exceptional new end of journey facilities available in the Basement.





SPACE
WITH STYLE

The Space







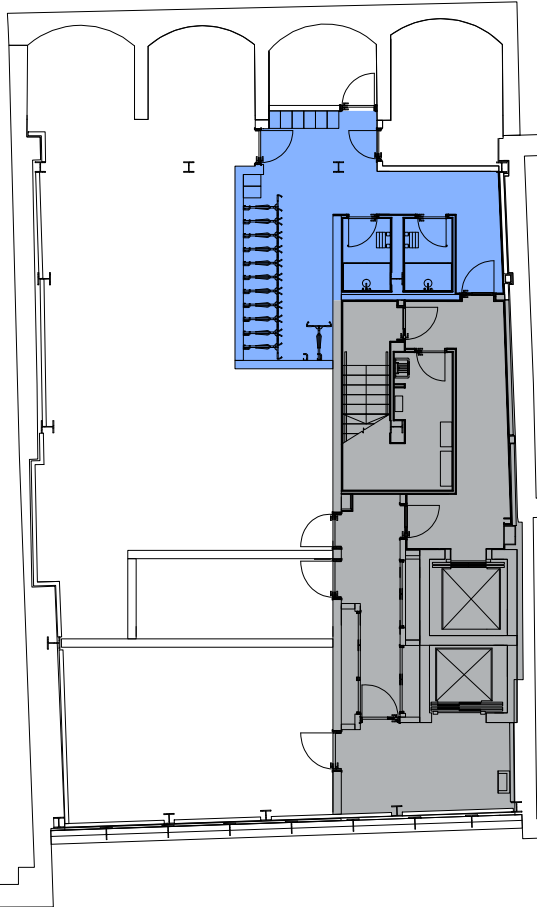
FLOOR PLANS

- Office
- Core
- Reception
- Bike Store / Showers



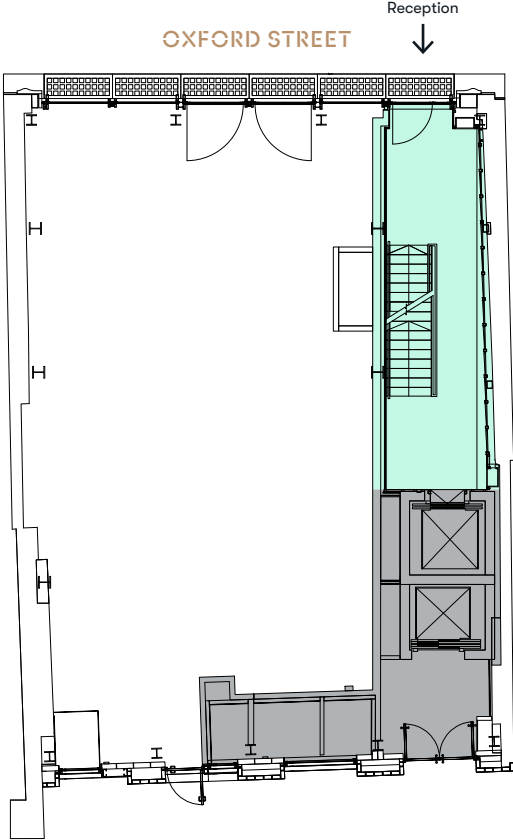
BASEMENT

Bike Store / Showers



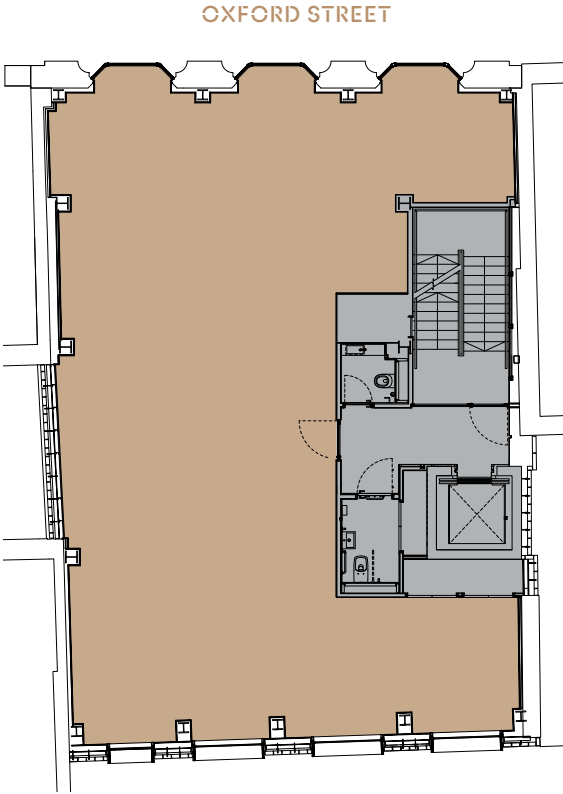
GROUND

Office Entrance Lobby



TYPICAL (SECOND/THIRD)

Office 1,703 sq ft / 158 sq m



For indicative purposes only. Not to scale.

FLOOR PLANS

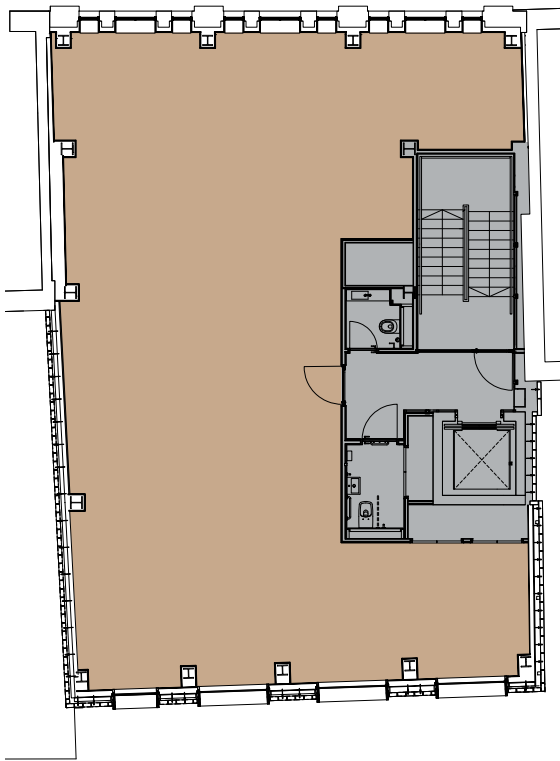
● Office
● Core



TYPICAL (FOURTH/FIFTH)

Office 1,705 sq ft / 158 sq m

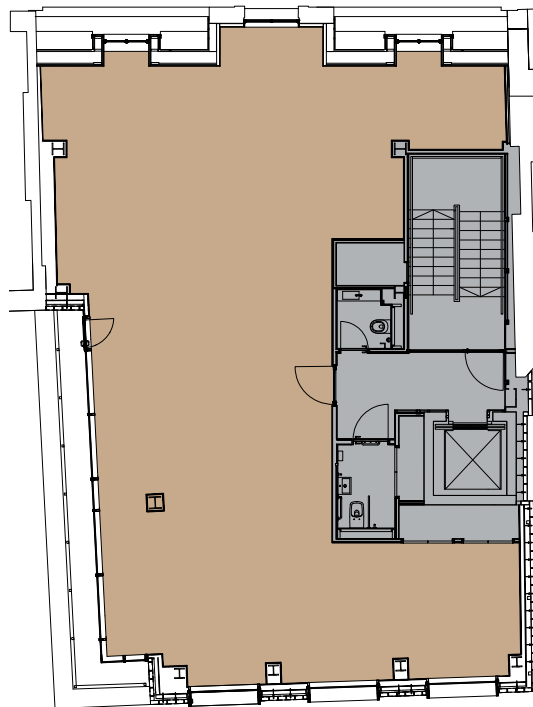
OXFORD STREET



SIXTH

Office 1,507 sq ft / 140 sq m

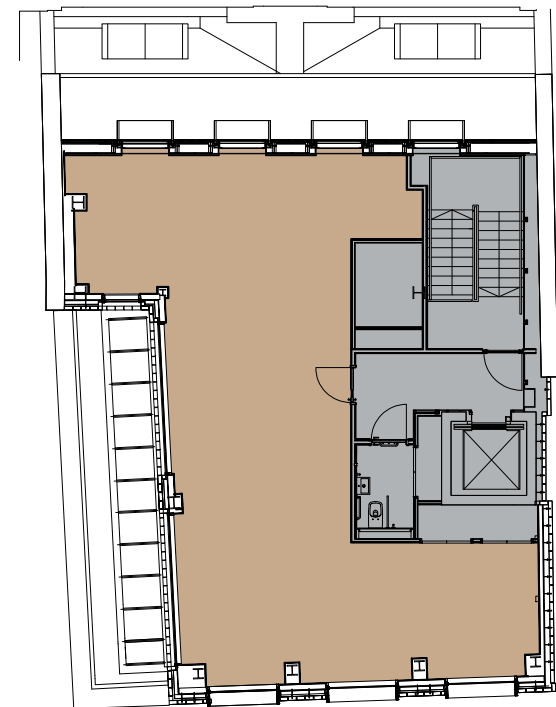
OXFORD STREET



SEVENTH

Office 1,047 sq ft / 97 sq m

OXFORD STREET



For indicative purposes only. Not to scale.

THE COMPLETE PICTURE

Floors:

100mm raised access floors (no floor finish) to all floors.

Ceilings:

1. Main Landlord Core:

Plasterboard Ceilings painted white:
Ceiling height 2400mm except 7th floor which is 2300mm.

2. Office Floor Plate:

- a. Ceiling height to the office floor where services are exposed i.e to underside of exposed metal deck is 3070mm.
- b. Ceiling height to underside of beams 2700mm.
- c. All office floors have a central spine of suspended metal ceiling in white colour where some services are concealed. Suspended ceiling height on all floors except 7th floor is 2500mm, 7th floor is 2350mm.

Office & Core Doors:

Laminated solid timber doors & frames to suit different fire rating requirements. High quality brushed stainless steel suite including lever handles, push plates, escutcheons, closers, pull handles and selected signage.

27 Oxford Street

Lifts:

1x13 person (1000kg) lift serving passengers and fire-fighters from basement to seventh floor. Speed 1.6m/s.

Goods Lift:

1x12 person (900kg) goods lift serving cyclists entering the building from ground floor Falconberg Mews entrance to basement. The goods lift also forms part of the main waste management strategy. Speed 1.0m/s.

Ventilation:

Fresh air ventilation is provided to office floors 2-7 via one externally located air handling unit with heat recovery. Ventilation is provided at a rate of 12 L/s per person. A minimum extract rate of 10ACH for WCs and 15ACH for shower rooms will be provided.

Air Conditioning:

Each of the office floors 2nd – 7th will be served by 1 dedicated VRF condenser (roof mounted) capable of simultaneous heating and cooling. Internally the office floors have been zoned to BCO guidance with each zone served by a ducted fan coil unit to linear supply diffusers.

Space conditions: Summer 22 +/-2°C.
Winter 21+/- 2°C.

WC and Changing Rooms:

1 x unisex WC & 1 x Disabled WC on each floor accessible from landlord's core except 7th floor. 7th floor: 1 x Disabled WC,

Dry Risers:

Located in landlord's core next to the main passenger lift.

Lighting:

LED lighting to BE EN 12464 office standards with a lighting control system using manual switching and PIR detectors. Emergency lighting to the requirements of BS5266.

Floor Loading:

The office floors were designed for 2.5kN/m² + 1kN/m² allowance for internal partitions.

Water:

A tenant valve assembly and capped connection from the boosted cold water supply is provided to each office floor. This is served by the potable cold water storage tank situated at basement level.

Supply & Distribution:

Electrical supply rated at 100A TP&N with an anticipated load of 34.775kW, terminated in a distribution board with space for future tenant fit out of small power.

Fire Alarm:

Fire alarm and detection system to the requirements of BS5839 for an L1 level of coverage based on an open plan layout.

Telecommunications:

Provision of incoming copper telephone cabling to a distribution point on the floor and provision of cable ways for fibre services by the tenant.

Provision of video door entry control of the main entrance door at street level from the office floor.

RETAIL SPACE

In a prime Oxford Street location the building offers 2,987 sq ft of open and impressive retail space over ground and first floors.

Perfect for retailers who want to enhance their presence on one of the UK's most famous retail addresses.



HOME OF THE BIG NAMES



Russell & Bromley

schuh

ALDO

URBAN OUTFITTERS



LUSH

VANS

RIVER ISLAND



SELFRIDGES & CO

M&S

PANDORA

SKECHERS

PULL & BEAR

ZARA

H&M



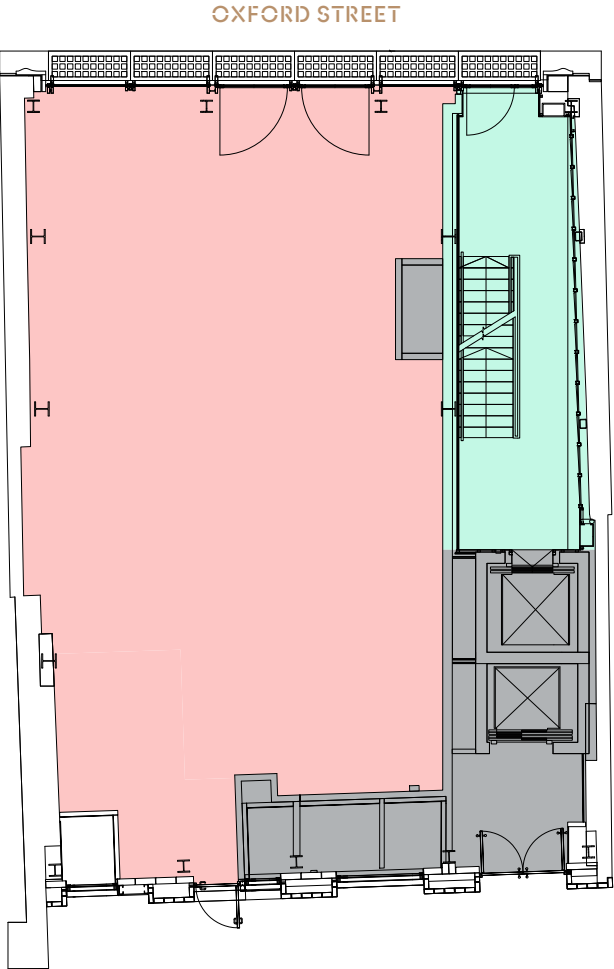
FLOOR PLANS

- Office
- Retail
- Reception
- Core



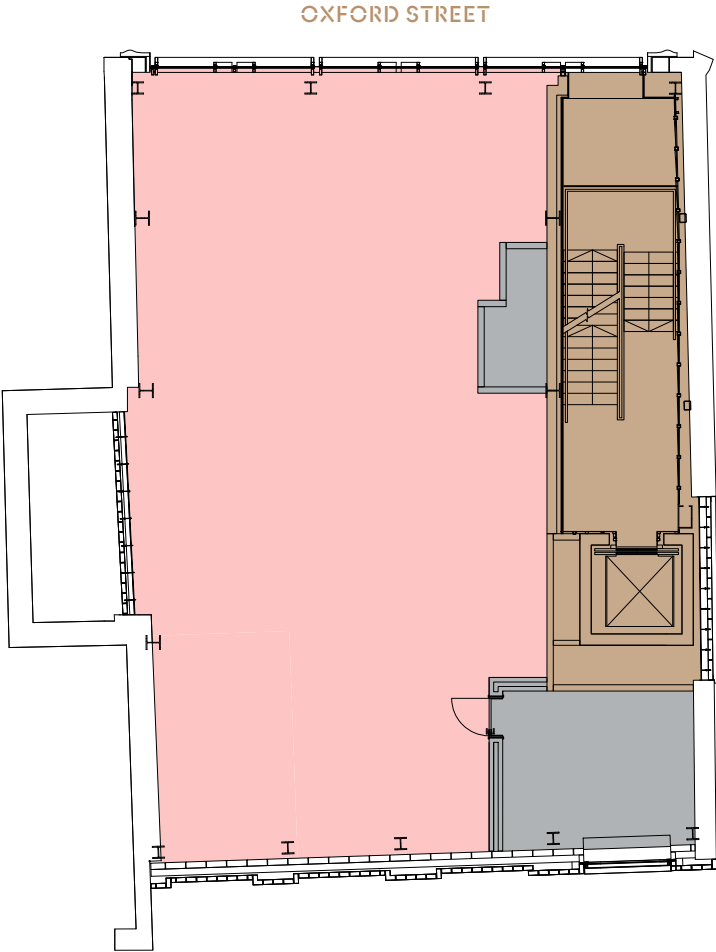
GROUND FLOOR

Retail 1,534 sq ft / 143 sq m



FIRST FLOOR

Retail 1,453 sq ft / 135 sq m



For indicative purposes only. Not to scale.

Location

LOCAL AMENITIES

1. Market Halls
2. Kingly Court
3. Kerb
4. Centrepoint
5. Odeon
6. Shake Shack
7. John Lewis
8. Next
9. Franco Manca
10. Roka
11. M&M World
12. West Elm
13. Flight Club
14. The London Gin Club
15. Pollen Street Social
16. Arcade Food Theatre
17. Soho Theatre
18. Barrafina
19. Hakkasan
20. Charlotte Street Hotel

LIFESTYLE

1. E by Equinox
2. Psycle
3. Soul Cycle
4. 1Rebel
5. Digma
6. Thirdspace
7. Barrecore

KEY OCCUPIERS

1. Facebook
2. Estée Lauder
3. Netflix
4. Nike
5. BBC
6. Google





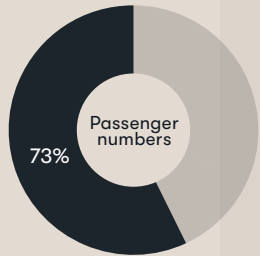


GOAD



LOCAL OCCUPIERS

- | | | | | | | |
|----|----|-------------|-------------|-----|--------------|---------------|
| 1. | 5. | 9. | 13. PRIMARK | 17. | 21. | 25. MOLESKINE |
| 2. | 6. | 10. CARPISA | 14. | 18. | 22. | 26. |
| 3. | 7. | 11. | 15. | 19. | 23. NEW LOOK | 27. |
| 4. | 8. | 12. | 16. | 20. | 24. | |



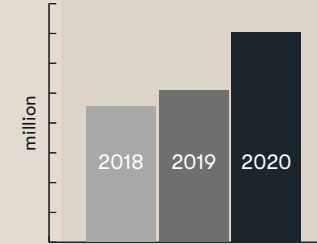
+73%

growth in passenger numbers at Tottenham Court Road station.



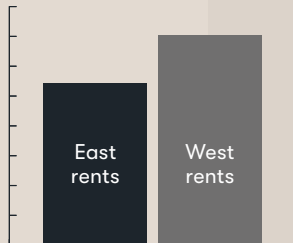
63.8

million people travelling through the station annually.



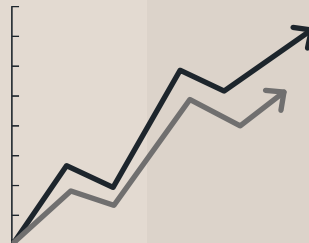
27

million more people travelling through than before in recent years.



30%

lower prime rents in the east of Oxford Street compared to the west.



40-60%

growth in retailer turnovers in the 1 Oxford Street segment post the opening of the Elizabeth line.



258,700

people who work within km of this section of Oxford Street.

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MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. May 2021.

Designed by Cre8te - 020 3468 5760 - cre8te.london



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