



# 351 OXFORD STREET

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## LONDON, W1

BRIGHT SELF-CONTAINED OFFICE SPACE  
TO LET IN THE HEART OF THE WEST END



## Location

This historic 1930's building occupies a pivotal position on Oxford Street, at its junction with Woodstock Street within the Mayfair district of London's city centre, giving the occupier fantastic views down the length of Oxford Street.

The property is located in the heart of the significant retail offering of Oxford Street and closely situated to New Bond Street – this location provides excellent restaurant, café and retail amenities, for any office occupier.

## Transport

The offices have excellent transport links as they are situated within close proximity to Bond Street (Jubilee, Elizabeth and Central Lines) and Oxford Circus (Victoria, Central and Bakerloo Lines) Underground Stations. Numerous bus routes also pass by the building.

## Description

351 Oxford Street offers Class E space from the 1st to 5th floor with a retail offering on the ground and lower ground floors which are currently let to O2.

The 3rd floor includes a kitchen and conference room, and will be available from March 2024.

The common parts and the 4th and 5th floors have recently undergone a refurbishment.

The 4th floor benefits from a meeting room, kitchenette and provides open plan desking. The 5th floor presents in CAT A and both benefit from excellent natural light. The 4th and 5th floor are available immediately.

## Specification

- Excellent levels of light from 3 elevations
- Passenger lift to all floors
- LED Lighting
- Remote controlled wall mounted air-conditioning units
- Secondary glazing
- Perimeter trunking
- Newly re-carpeted
- Voice entry phone
- 1 x fitted board room
- Fitted kitchenette



## Accommodation

Description	sq ft	sq m
5th	1,196	111
4th	1,196	111
3rd	Available March 2024	
Total	2,392	222



## Terms

A new flexible lease is available for a term by arrangement directly from the Landlord.

## Use

The building benefits from E class use.

## Quoting Rent

£49.50 per sq. ft.



## Rates

£14.75 per sq ft.

## Service Charge

Running at approximately £20.12 per sq ft



## Further Information

For further information or to arrange an inspection:

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**November 2023**