



ONE

Oxford Street
W1

Unit

FOUR

**An exciting 873 sq ft opportunity in the heart
of central London within a brand new
retail destination**

Charing Cross Road, units 3, 4 and 5



We are where you need to be

One Oxford Street is the start and finish of Europe's busiest shopping street.

The new retail destination occupies a prime location in the heart of London's West End, with a thriving mix of British and international brands on the doorstep spanning fashion, art, culture and dining. A unique opportunity is now available to join this vibrant parade.

Unit 1
KIKO
MILANO

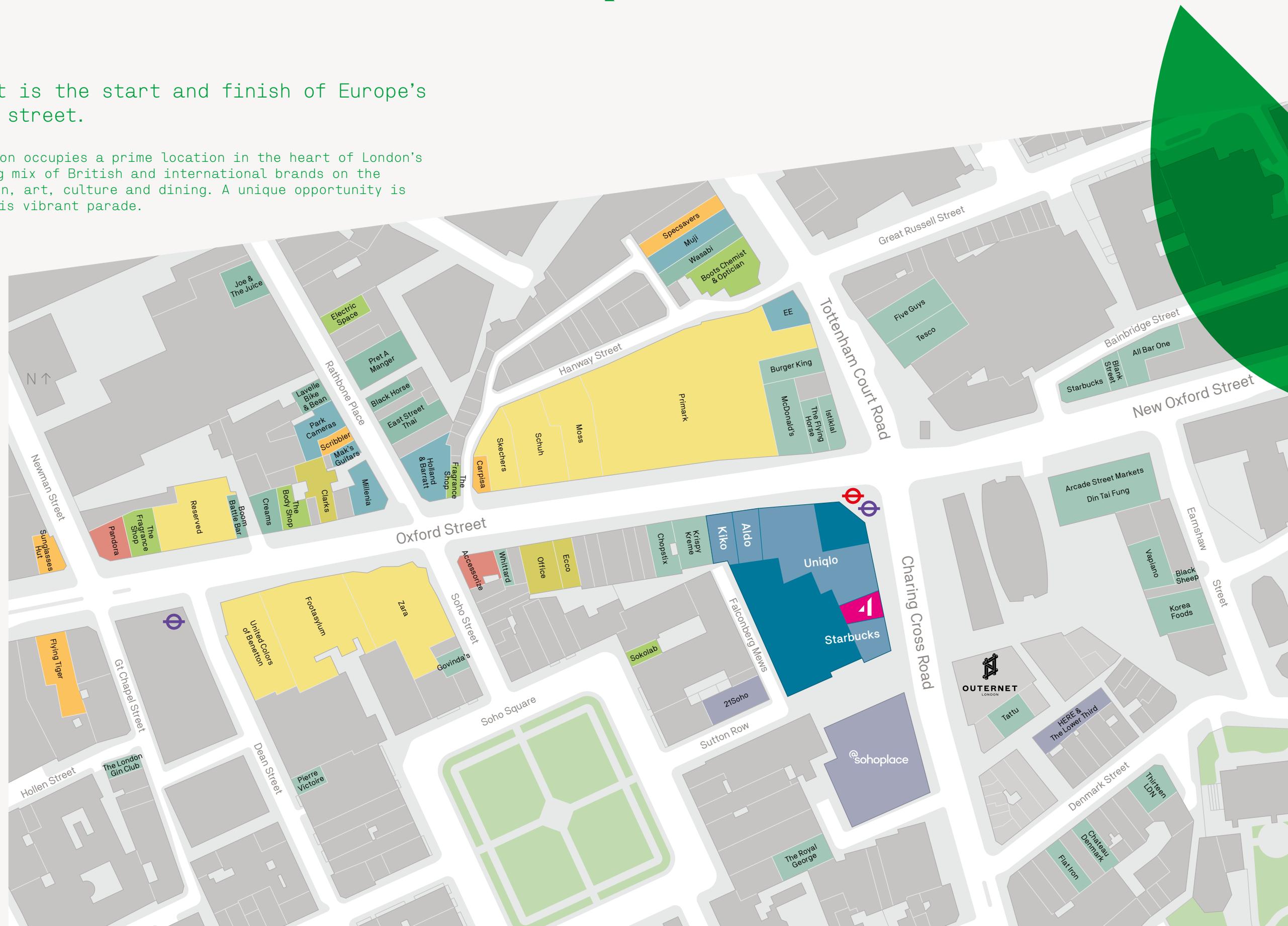
Unit 2
ALDO

Unit 3
UNI QLO

Unit 4
Available now

Unit 5


- Fashion
- Footwear
- Accessories
- Jewellery
- Cosmetics
- Lifestyle
- Food & drink
- Culture



On your doorstep

One Oxford Street is part of the Soho Place development by Derwent London, a 285,000 sq ft destination for London offices (let to Apollo Global Management and G-Research), retail and theatre.

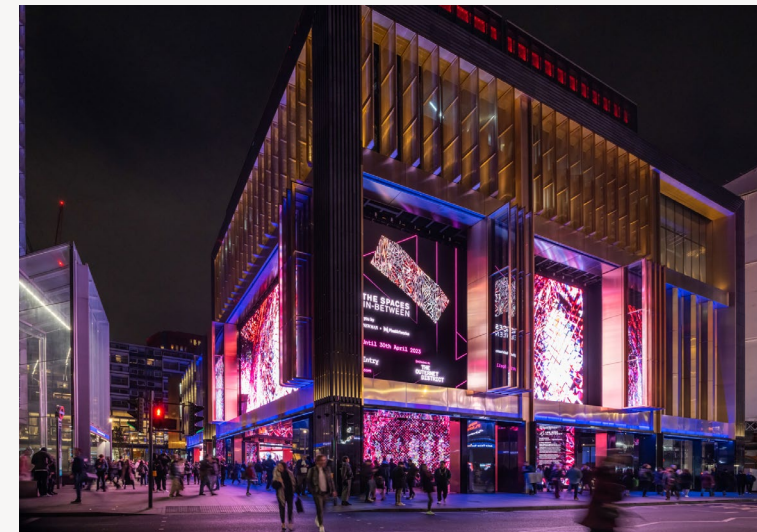


Soho Place

Connecting One Oxford Street, @sohoplace theatre, Charing Cross Road and Soho Square is a brand-new public realm - Soho Place. An ideal meeting place for Londoners to start their day or night out in the West End.

@sohoplace

Operated by Nimax Theatres, @sohoplace is the first new build West End theatre to open in 50 years. It offers a state of the art, flexible 602 seat auditorium with perfect sight lines and acoustics, opening in the round.



Outernet

Outernet is an immersive entertainment district directly opposite One Oxford Street. It is the most visited cultural attraction in the UK, bringing together breath-taking arts, culture and music experiences including the world's largest 360-degree, LED screens and a 2,000 capacity underground live events venue.

More to discover...

Also at Outernet, and opposite at Centre Point, discover exciting places to eat, drink and stay...



We are connected

One Oxford Street is uniquely situated directly above Tottenham Court Road Underground station and the Elizabeth line.

- Tottenham Court Road has overtaken Oxford Circus as the busiest station in the West End, is the busiest standalone station in the entire London Underground network and the third busiest station in England
- 62 million journeys in / out of Tottenham Court Road station in 2024
- In addition to the Elizabeth line, One Oxford Street has a total of 13 Underground stations within a 15 minute walk

Journey times from Tottenham Court Road by Underground

Stations

Charing Cross	2 mins
Euston	4 mins
Waterloo	5 mins
Victoria	7 mins
Liverpool Street	8 mins
King's Cross	9 mins
Paddington	12 mins

Airports

London City	32 mins
Heathrow	37 mins
Gatwick	52 mins
Stansted	58 mins
Luton	66 mins

Source: tfl.gov.uk



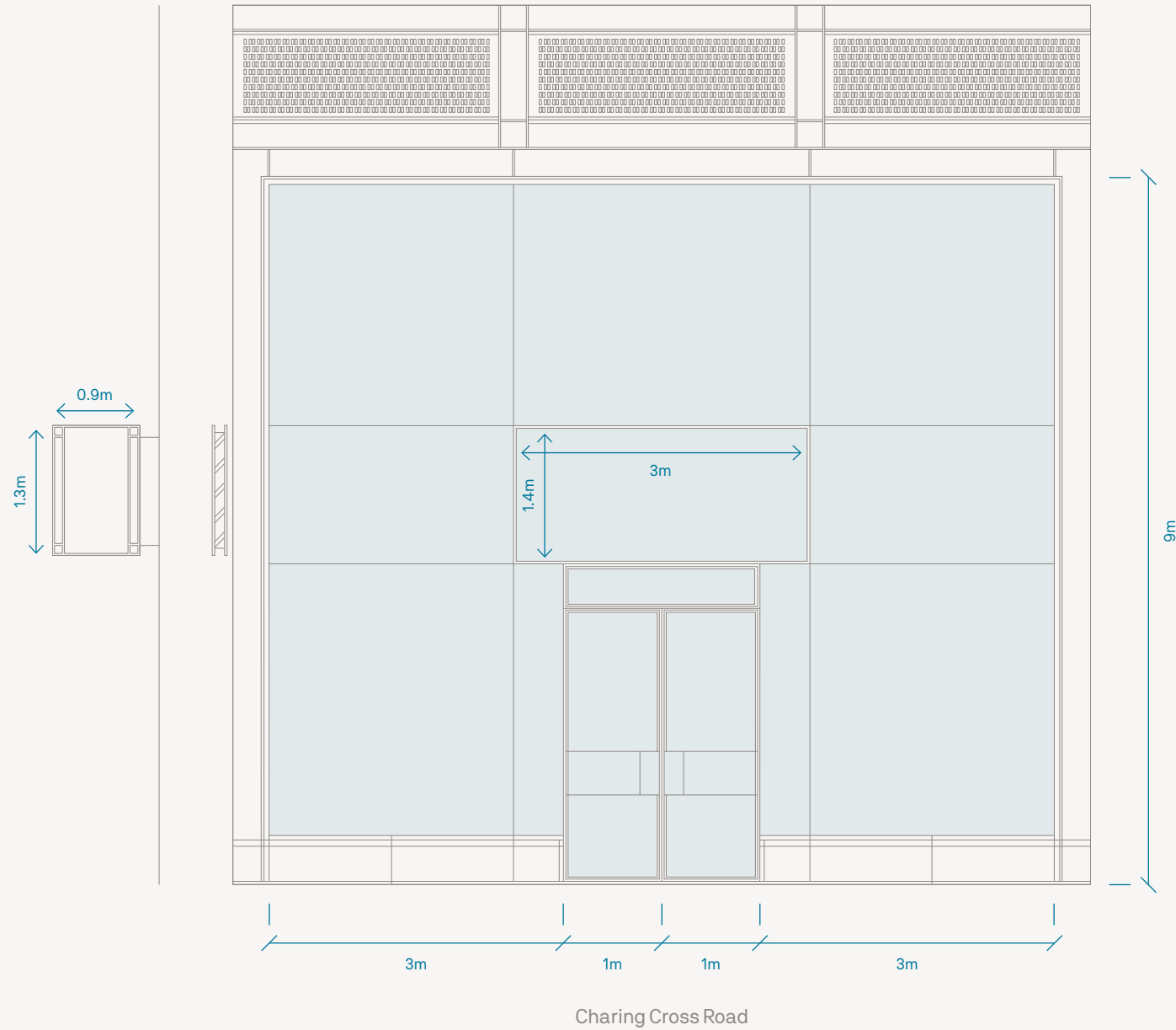
We are making space for you

Charing Cross Road, Looking north to Oxford Street

- A unique and exciting opportunity in the very heart of central London – the perfect location for a fast-paced retail or experiential brand
- Unit Four is an 873 sq ft premium ground floor space, with 8 metre wide frontage on Charing Cross Road
- A thriving mix of British and international brands on your doorstep spanning fashion, art, culture and dining
- Excellent connectivity via Tottenham Court Road Underground station and the Elizabeth line
- Double-height signage and 4.2 metre floor-to-ceiling heights
- As an element of the Soho Place scheme, One Oxford Street was part of a net zero carbon building on completion

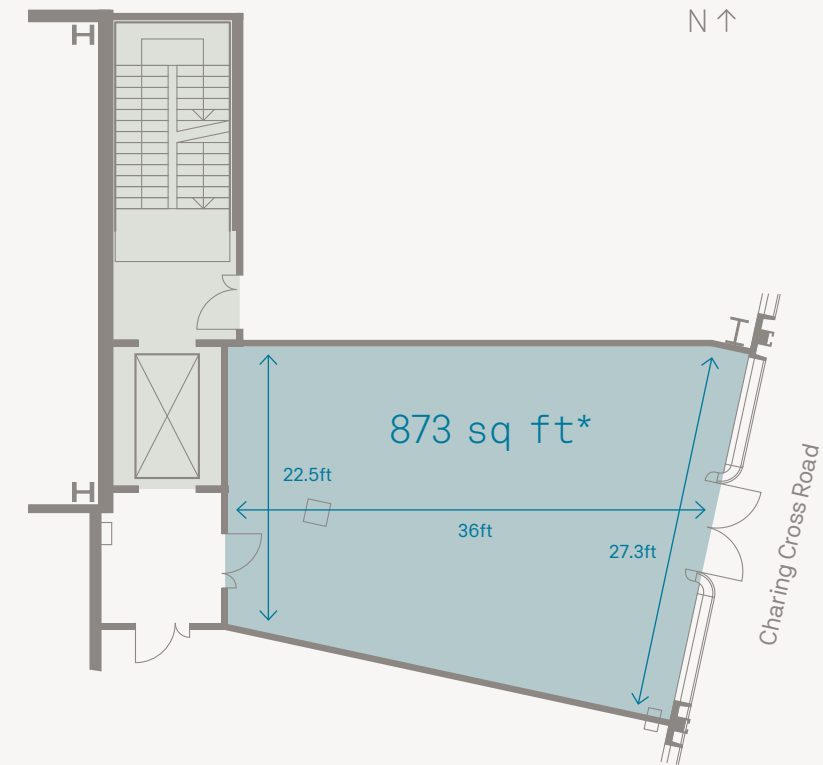


Signage zone showing lightbox sign and illuminated flag sign - a unique, double-height signage opportunity



- Retail unit
- Landlord common parts

Ground floor plan



Occupancy

- Fire escape: 1 person per 2m²

Structure

- Imposed structural loading: 4kn/m² & 1kn/m²

Lifts

- 2 x retail goods lifts plus a 21kg shuttle goods lift (1600kg/21 persons at 1m²/s)

Service provision

- Electrical power: 105 kva
- Lighting: temporary surface mounted and emergency only
- Water supply: 1 litre/second per tenant (metered and capped)
- Drainage: each unit provided with soil stack and vent stack (capped for tenant connection)
- Sprinkler main: capped connections
- Fire: fire alarm interface panel and temporary smoke detector at exits only

Floor

- Raised access floor

Columns

- Intumescent painted steel columns
- Painted steel bracing to party wall

Shop fronts

- Steel framed curtain walling system
- Full height glazing (low-iron, laminated double glazed)
- Curved glass entrance reveals
- Manually operated single glazed doors

*Net internal areas. IPMS Measurement on request. Areas do not include WC or changing areas.

We are your team

Derwent London is a different kind of developer – a design-led creative office specialist providing unique places where occupiers become long-term partners.

We look for prime sites with hidden potential where we can develop best in-class buildings with generous volume and excellent natural light. Goodtransport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.

Vision

We craft inspiring and distinctive space where people thrive.

Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

Values

We build long-term relationships. We lead by design. We act with integrity.

Agents

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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.

DERWENT
LONDON



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