



ONE

Oxford Street  
W1

Unit

FIVE



An exciting 4,322 sq ft opportunity in the heart of central London within a brand new retail destination





# We are where you need to be

One Oxford Street is the start and finish of Europe's busiest shopping street. At the centre of it all, we are ONE.

Occupying a prime location in the heart of the West End, with Fitzrovia, Bloomsbury, Covent Garden and Soho all on your doorstep, this opportunity sits within a new development of five retail units, uniquely placed to benefit from the footfall and spend growth projected for this eastern end of Oxford Street.

West End turnover is predicted to reach £10.4 billion by 2025, a 14% increase on the pre-pandemic peak.\*



## Unit Five

4,322 sq ft

## 1 Soho Place

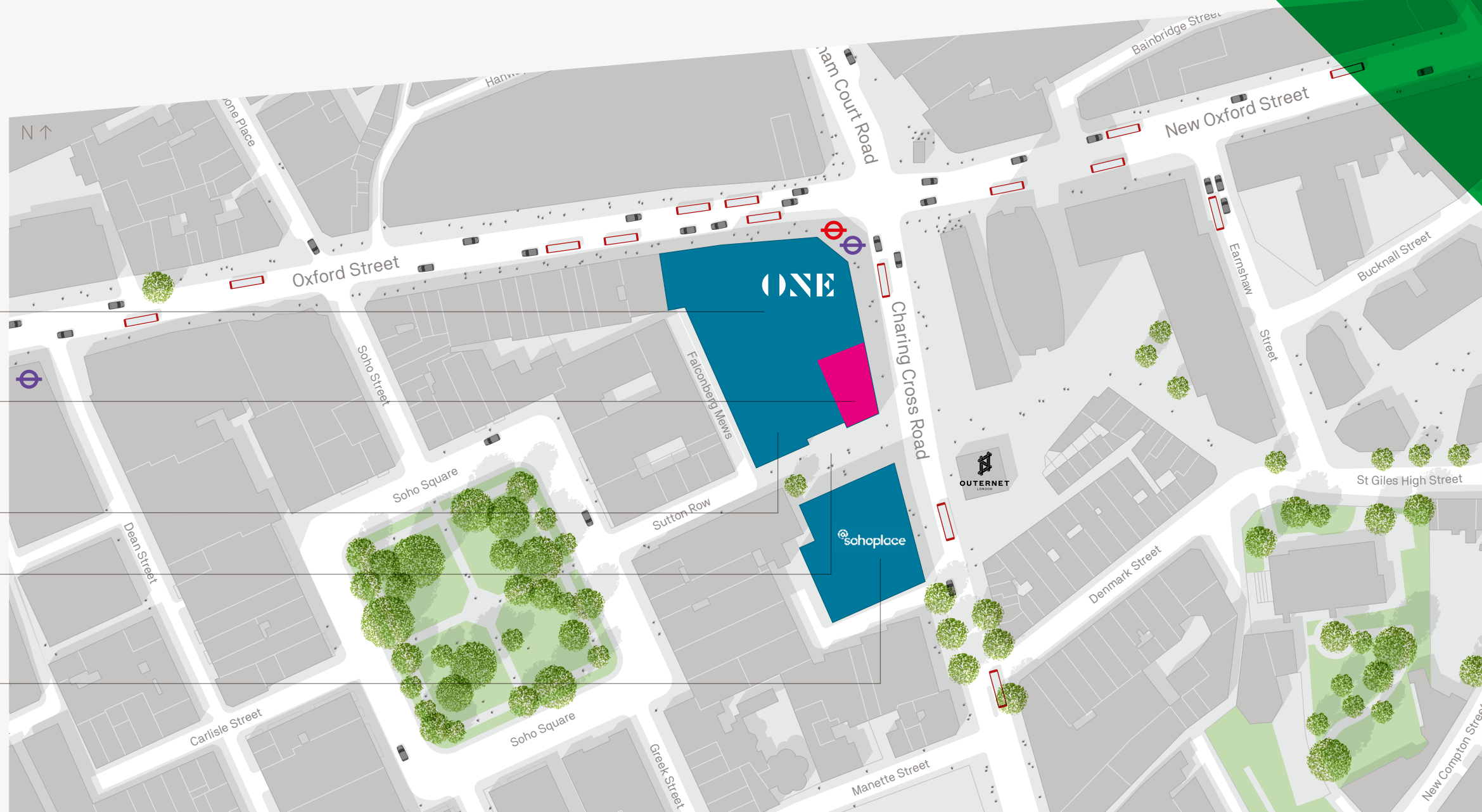
Office	192,000 sq ft
Retail	33,000 sq ft

## Public realm

## 2 Soho Place

Office	17,000 sq ft
Theatre	40,000 sq ft

\*Source: New West End, June 2022





# Now open...



Outernet is a global network of connected entertainment districts where communities can come together to enjoy culture in new breath-taking ways.

Located directly opposite One Oxford Street, Outernet offers visitors a compelling schedule of music, arts and entertainment. At the epicentre of the campus, experience the world's largest 360-degree, LED screens at The Now Building, where creative storytelling comes to life. Alongside, HERE at Outernet is a brand new 2,000 capacity live events venue - the largest of its kind to be built in central London since the 1940s. The venue's diverse entertainment programme has so far showcased Annie Mac, Ricky Gervais and Alfie Templeman.

Also at Outernet, discover exciting places to eat and drink including Tattu who offer contemporary Chinese dining on The Now Building rooftop, and hotel Chateau Denmark, which brings together creative expression and fine architectural detail.



@sohoplace is the first new build West End theatre to open in 50 years.

Operated by Nimax Theatres, @sohoplace offers a state of the art, flexible 602 seat auditorium with perfect sight lines and acoustics, opening in the round. Spectators can also enjoy a new restaurant and bar on site.

The first production launched in October 2022, and an exciting line-up is to follow for 2023 from the prestigious theatre company.



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

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.



# We are connected

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

Since the opening of the Elizabeth line in May 2022, traffic at Tottenham Court Road station increased over a two month period by 11% vs. 2019 (pre-COVID) and is now rivalling Oxford Circus in terms of traffic.

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

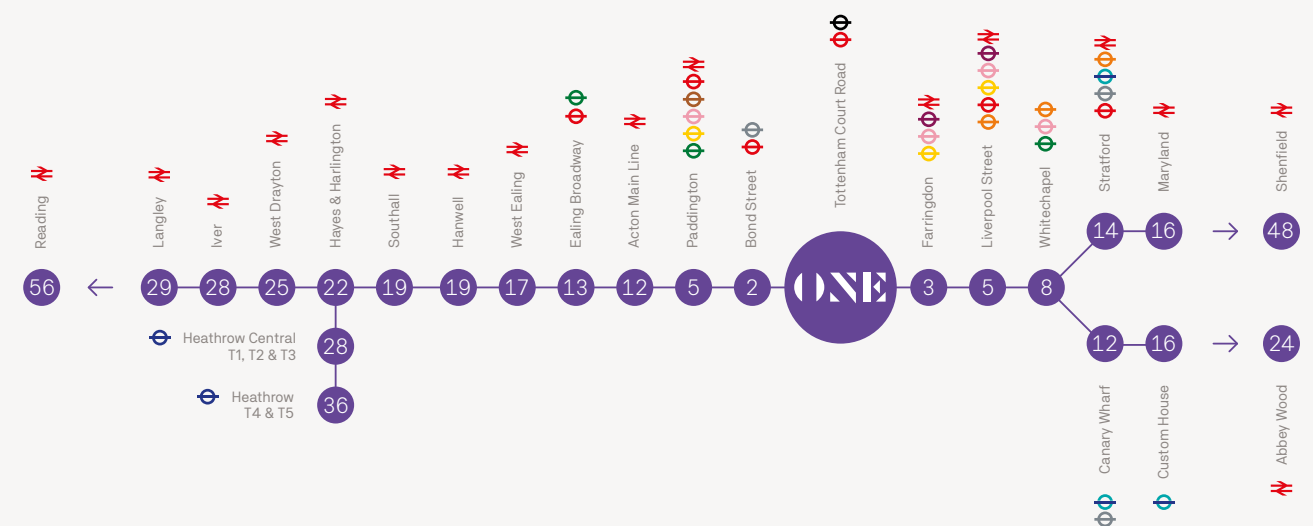
### Airports

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

Source: tfl.gov.uk



## Elizabeth line



Journey times from Tottenham Court Road station (minutes)  
Source: crossrail.co.uk











# We are making space for you

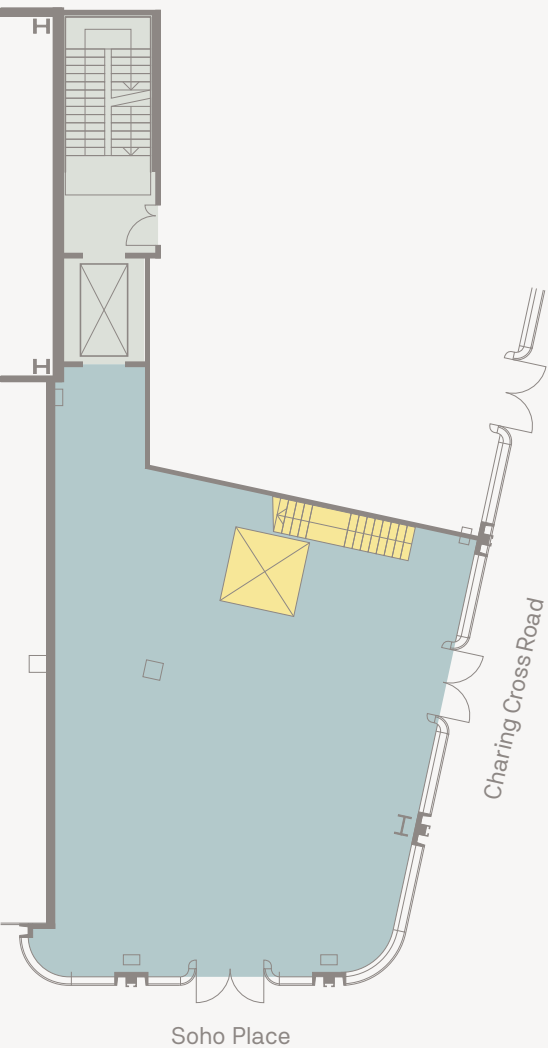
Charing Cross Road, looking north to Oxford Street

- A unique and exciting opportunity in the very heart of central London – the perfect location for a fast-paced f&b, retail or experiential brand
- Unit Five offers 4,322 sq ft of premium space across two floors, with over 9.5 metre frontage on Charing Cross Road and over 4.5 metres on Soho Place
- Retail entrance on Soho Place is adjacent to tenant entrance of 1 Soho Place, a building which will accommodate c. 2,000 office occupants. Unit Five also sits directly opposite @sohoplace, the first new build West End theatre to open in 50 years
- Excellent connectivity via Tottenham Court Road Underground station and the Elizabeth line
- Unmissable street presence set within the new Soho Place public realm, connecting Charing Cross Road and Soho Square via Sutton Row
- A dramatic space with abundant light providing 4.2 metre floor to ceiling heights on the ground floor and 3.5 metres on the first floor
- Flexibility with options to cut through the slab and create a truly unique retail experience
- As an element of the Soho Place scheme, One Oxford Street is part of a Net Zero Carbon building on completion

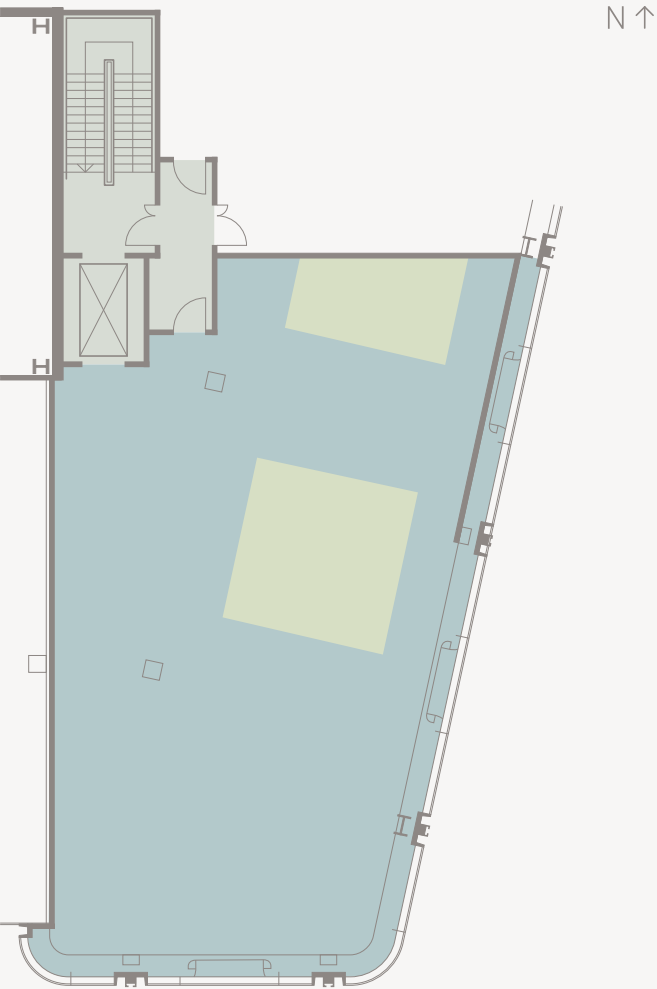




# Ground floor



# First floor



# Technical specification

## Occupancy

- Fire escape: 1 person per 2m<sup>2</sup>

## Structure

- Imposed structural loading: 4kn/m<sup>2</sup> & 1kn/m<sup>2</sup>

## Lifts

- 2 x retail goods lifts plus a 21kg shuttle goods lift (1600kg/21 persons at 1m<sup>2</sup>/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

- Exposed in-situ concrete slab at ground floor and post tensioned concrete slab at first 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

To find out more and download the full brochure and technical pack, visit [1oxfordstreet.london](https://1oxfordstreet.london)

# Schedule of areas

	sq ft
First	2,444
Ground	1,878
Total	4,322

- Retail unit
- Landlord common parts
- Indicative enabled zone for voids formed by tenant. Additional support requirements will depend on size/extent of opening
- Indicative tenant fit-out elements (within tenant designed structural openings)

Net internal areas. IPMS Measurement on request.

Areas do not include WC or changing areas.  
Areas are indicative only and are subject to detailed design.





# 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.

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.

Global 100 Most Sustainable Companies

Management Today 2020  
Britain's Most Admired Companies: 10th position  
(top of Property Sector)

## Agents

Kenningham Retail  
020 7637 7188

David Kenningham  
dk@kenninghamretail.com

Mark Serrell  
marks@kenninghamretail.com

Savills  
020 7409 8171

Anthony Selwyn  
aselwyn@savills.com

Sam Foyle  
sfoyle@savills.com

    derwentlondon  
1oxfordstreet.london

Design: Cartlidge Levene

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Kenningham Retail and Savills. All figures are exclusive of rates, service charge, VAT and all other outgoings.

All floor areas are approximate  
The agents have not tested the services  
Date of preparation November 2022



WE  
ARE  
ONE