



**ONE**  
Oxford Street  
W1



Units

**ONE**  
**&**  
**TWO**



**Two exciting opportunities on Oxford Street  
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.

The West End continues to outperform the Greater London and national benchmarks in year-on-year comparisons, and 2023 year-to-date footfall in the West End is up 41% against 2022. (Recorded February 2023)

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



## Unit 1

2,908 sq ft

## Unit 2

2,731 sq ft

## 1 Soho Place

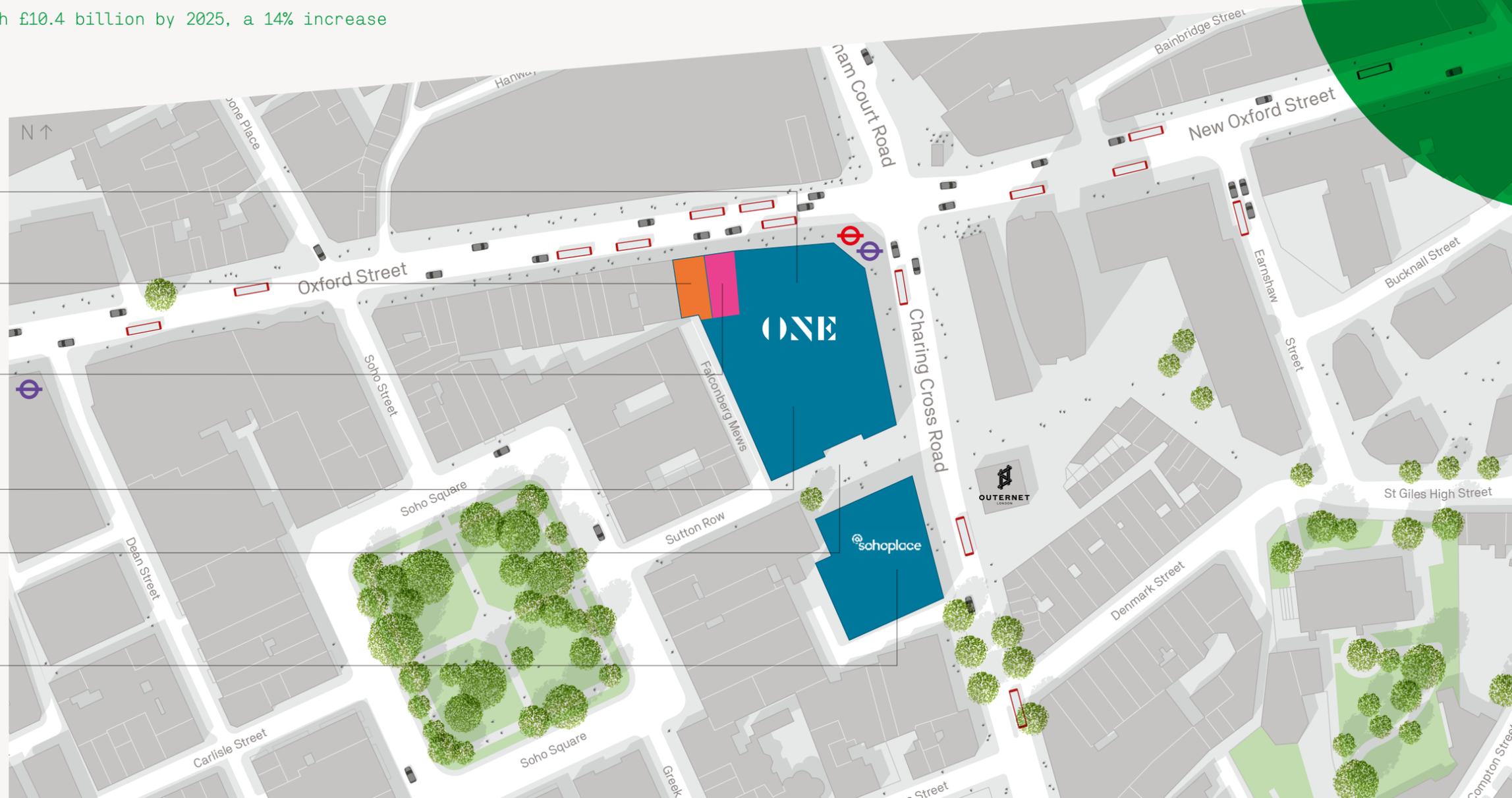
Office 192,000 sq ft  
Retail 33,000 sq ft

## 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. Opposite, at Centre Point, enjoy award-winning Eastern fine dining and panoramic views at the recently opened Din Tai Fung.



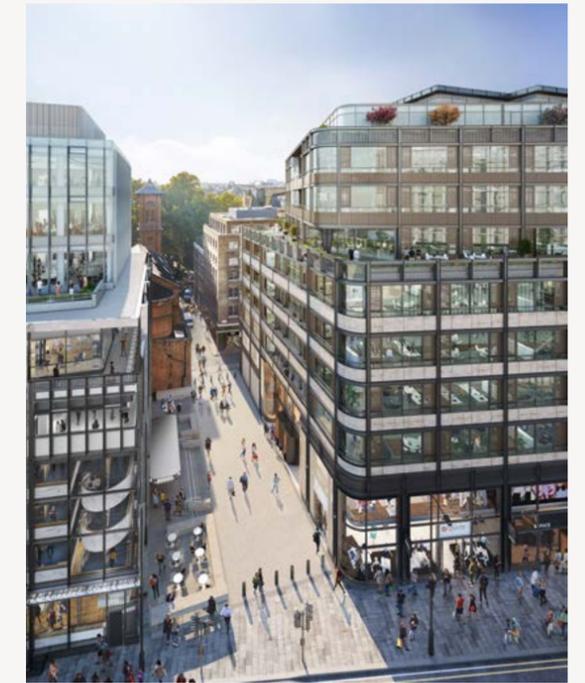
Follow @oneoxfordstreet for a guide to food, drink, shopping, theatre, art and nightlife in Soho, Fitzrovia, Bloomsbury and Covent Garden



@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, Tottenham Court Road station has seen over 27.7 million entries and exits, now matching weekly traffic at Oxford Circus station and on course to overtake Oxford Circus as the busiest, single station in the West End.

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 |

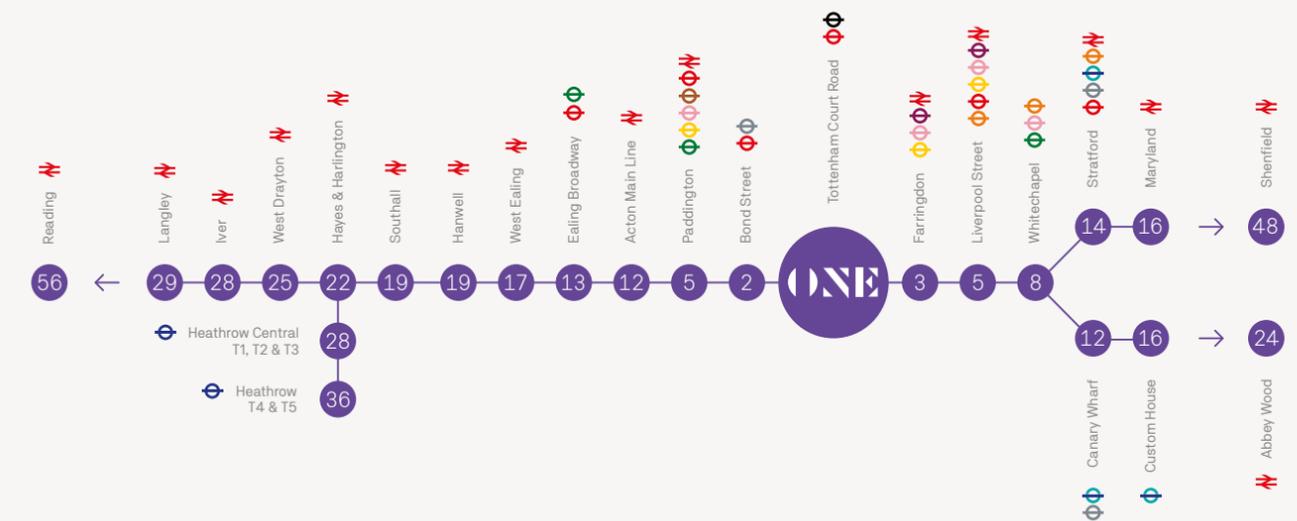
### Airports

|             |         |
|-------------|---------|
| 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



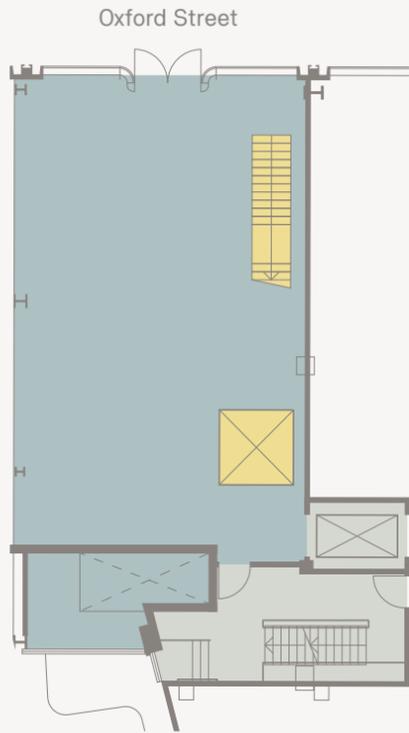
# We are making space for you

- A unique and exciting opportunity with two exciting units in the heart of central London – the perfect location for fast-paced retail brands
- 5,639 sq ft of premium space in two units across two floors, with 17 metre frontage and unmissable street presence on Oxford Street
- Excellent connectivity via Tottenham Court Road Underground station and the Elizabeth line
- 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 was part of a net zero carbon building on completion

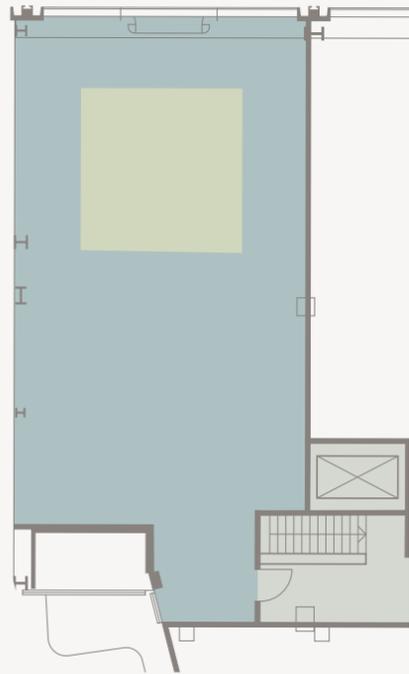


# Unit 1

Ground floor



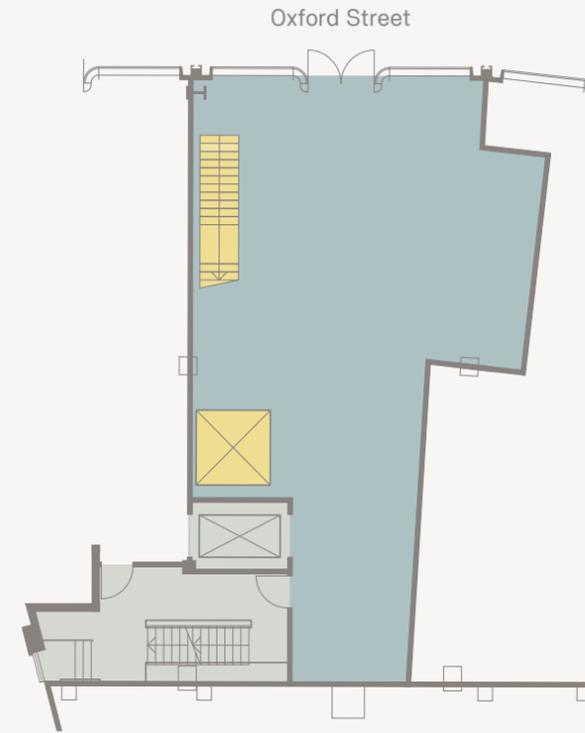
First floor



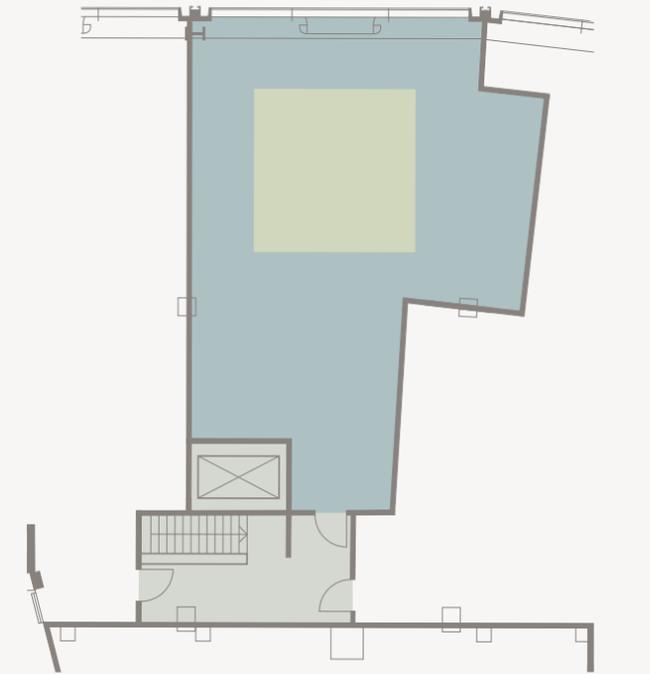
- Retail unit
- Landlord common parts
- Indicative enabled zone for voids formed by tenant. Additional support requirements will depend on size/extent of opening
- Indicative tenant fit-out elements (within tenant designed structural openings)

# Unit 2

Ground floor



First floor



## Schedule of areas

|              | Unit 1       | Unit 2       | Total        |
|--------------|--------------|--------------|--------------|
|              | sq ft        | sq ft        | sq ft        |
| First        | 1,514        | 1,253        | 2,767        |
| Ground       | 1,394        | 1,478        | 2,872        |
| <b>Total</b> | <b>2,908</b> | <b>2,731</b> | <b>5,639</b> |

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.

## 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 [loxfordstreet.london](http://loxfordstreet.london)



# 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 2021

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

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 February 2023

    derwentlondon  
1oxfordstreet.london

WE  
ARE  
ONE

