

27
OXFORD
STREET

London W1

THE BUILDING

OFFICE SPACE

FURTHER INFORMATION

AT THE CENTRE OF IT ALL

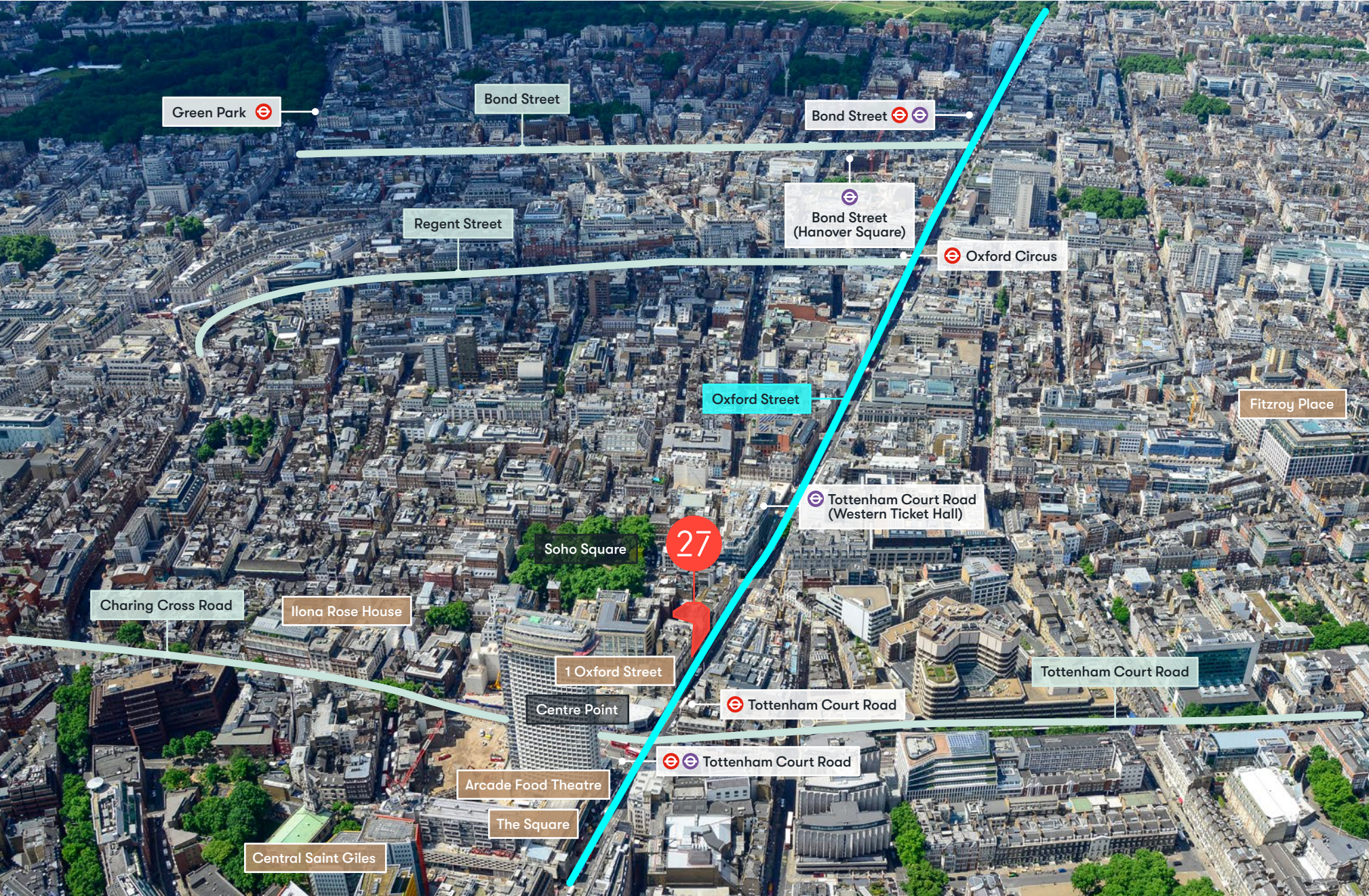
27 Oxford Street is a new building providing high quality office and retail accommodation located in a prime position between Soho and Fitzrovia and just moments from Tottenham Court Road station (Elizabeth Line, Central and Northern Line).

A contemporary and bright reception lobby welcomes occupiers and visitors to the building.

There is a total of 2,752 sq ft of space available over the 5th and 7th floors, with the 5th floor in new CAT condition and the 7th floor offering a high-quality fully-fitted solution coming soon.



Position



Location

LOCAL AMENITIES

1. Ember Yard
2. Franco Manca
3. Six Storeys
4. Dean Street Townhouse
5. Hakkasan
6. Tap Coffee
7. Freak Scene
8. Charlotte Street Hotel
9. The London Edition
10. Berners Tavern
11. The Ninth
12. Blanchette
13. The London Gin Club
14. Hoppers
15. 10 Greek Street
16. Pollen Street Social
17. Arcade Food Theatre
18. Soho Theatre
19. Barrafin
20. Pizza Pilgrims

OCCUPIERS

1. 20th Century Fox
2. Meta
3. Palantir
4. King.com
5. St Ives Group
6. Estée Lauder
7. Netflix
8. Nike
9. WeWork
10. Moneysupermarket

LIFESTYLE

1. Equinox
2. AGUA Spa & Gym
3. Boutique Spa
4. PerformancePro Fitness
5. Psycle
6. Charles Worthington Salon
7. Ted's Grooming Room
8. Epoch Fitness
9. Puregym
10. Pfeffer Sal
11. Egoist Body Studios
12. F45
13. DW Fitness First
14. Energybase



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



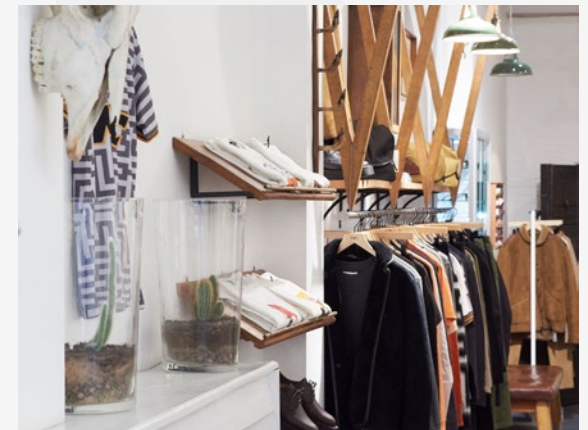
Newburgh Quarter



The House of HÔ



Barrica Tapas Bar



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 has a link to the new Elizabeth Line.

WALK TIMES TO STATIONS (IN MINS)

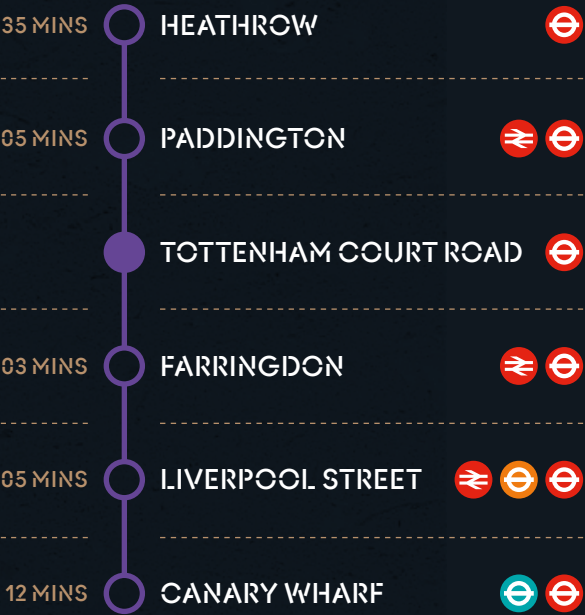


Walk times sourced from TfL.

27 Oxford Street



ELIZABETH LINE



Journey times from Tottenham Court Road Station. Source: TfL



SCHEDULE OF AREAS (NIA)

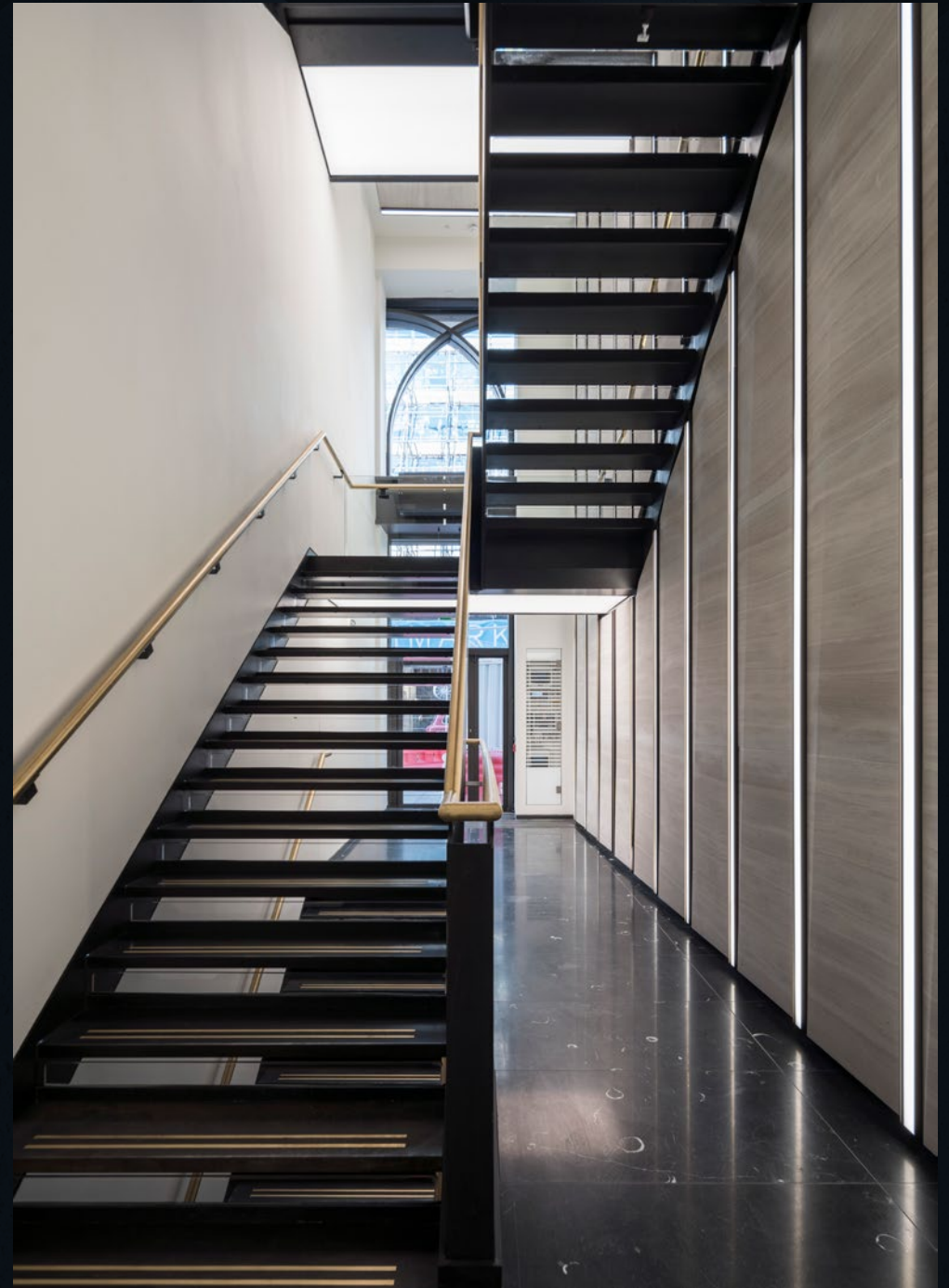
FLOOR	CONDITION	STATUS	SQ M	SQ FT	
7	Fully Fitted	Coming Soon	97	1,047	
6		LET			
5	CAT A	Available	158	1,705	
4		Under Offer			
3		LET			
2		LET			
Total Office			255	2,752	

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

OFFICE SPACE

A smart and welcoming reception directly off Oxford Street leads to the bright, contemporary and flexible workspaces.

Floors are linked by feature staircases, with exceptional new end of journey facilities available in the Basement.



SETTING THE STANDARD



Fully fitted & Cat A
space available



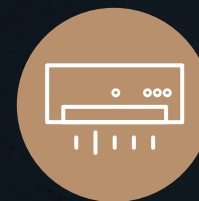
Occupational density:
1:8m² per person



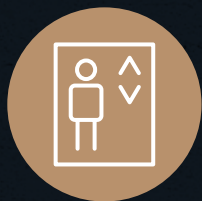
Raft ceiling with
exposed services



100mm raised
access floor



VRF
air conditioning



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

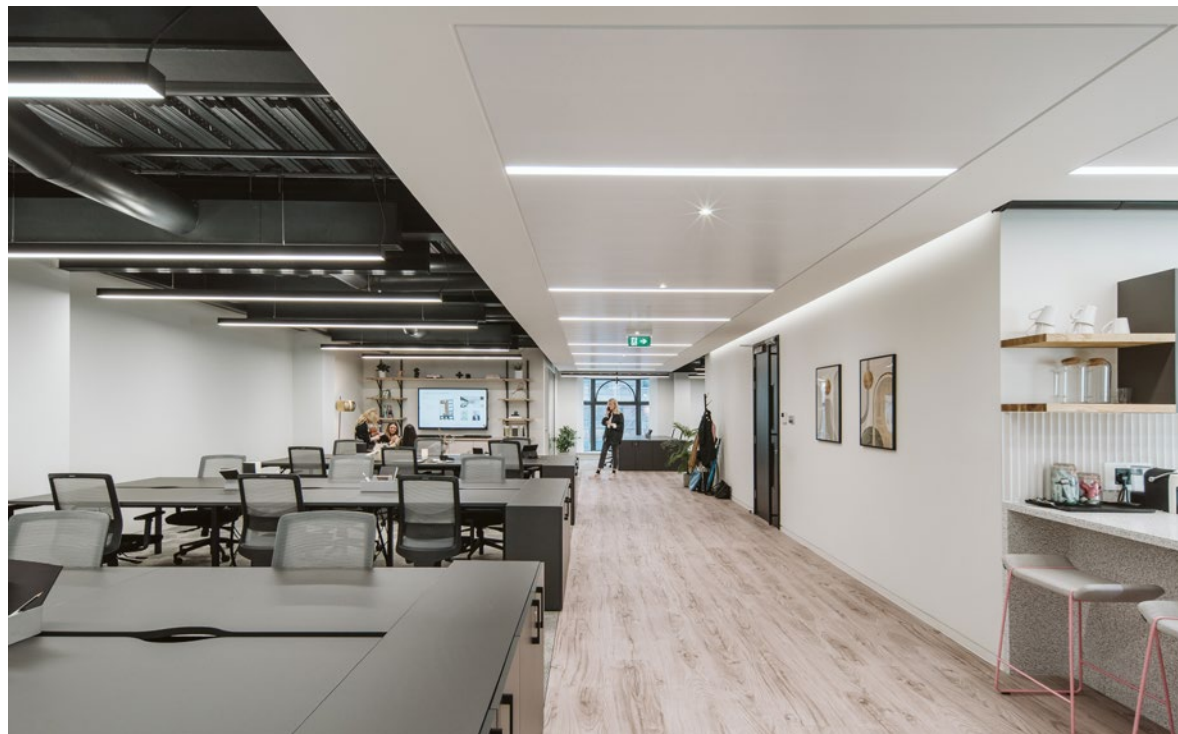
The Space

PLUG & PLAY WORKSPACE

The 7th floor is being fully-fitted, ready for an occupier to get straight to work.

The bright and contemporary plug and play space comes complete with open plan desks, meeting rooms, kitchen and break-out areas.

Indicative fit-out images.

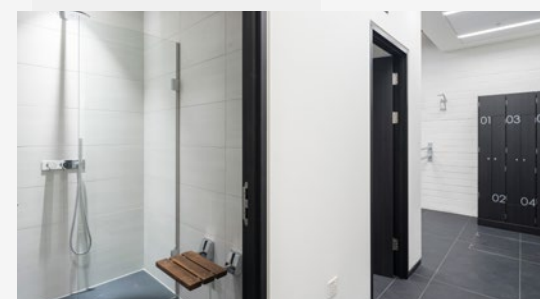
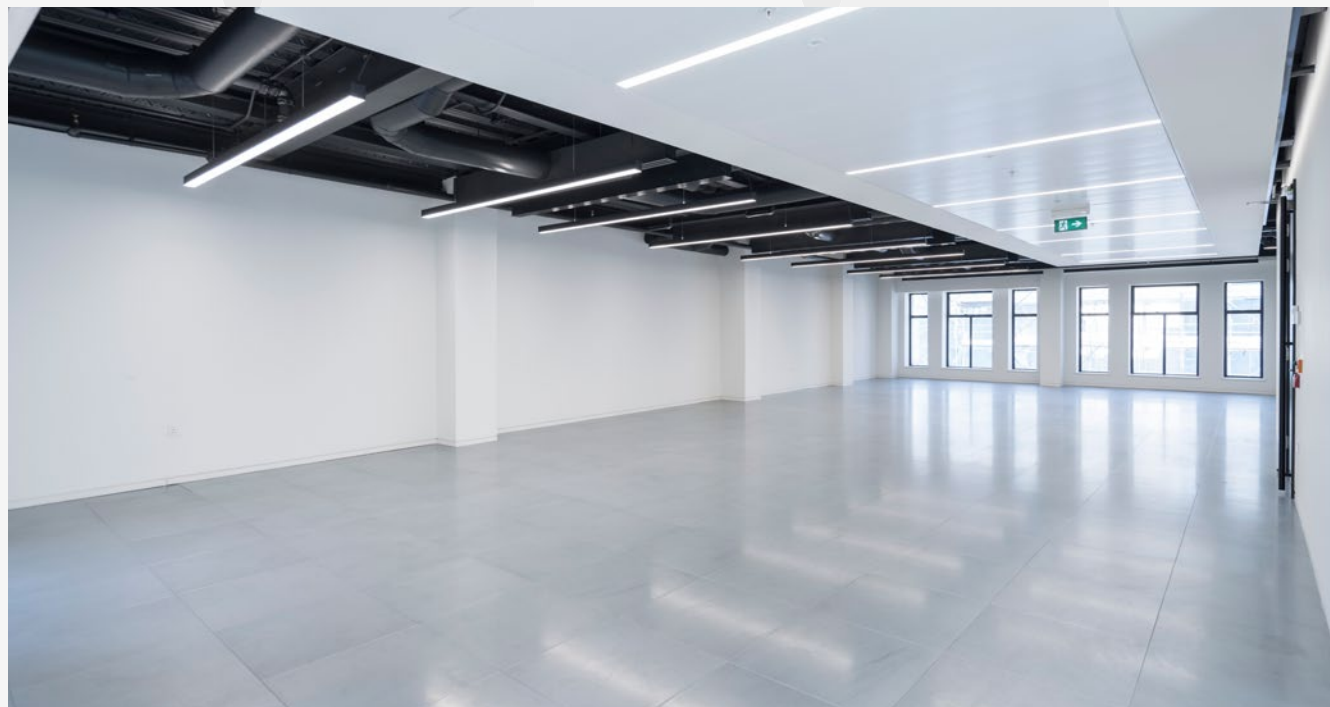


The Space

SPACE YOUR WAY

The 5th floor is delivered in bright and open plan Cat A condition, providing a blank canvas for a business to make their own.

It offers spacious accommodation, featuring exposed services and partial raft ceilings.





SPACE
WITH STYLE

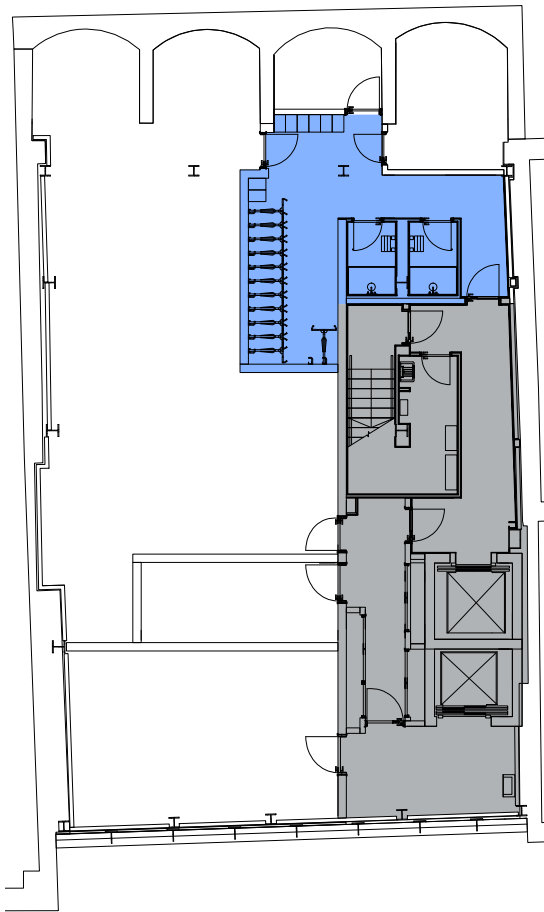
FLOOR PLANS



For indicative purposes only.
Not to scale.

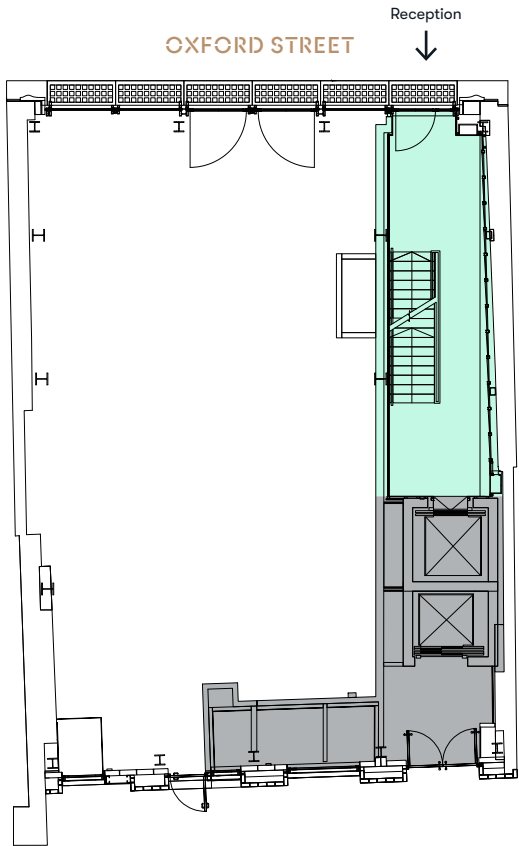
BASEMENT

Bike Store / Showers



GROUND

Office Entrance Lobby

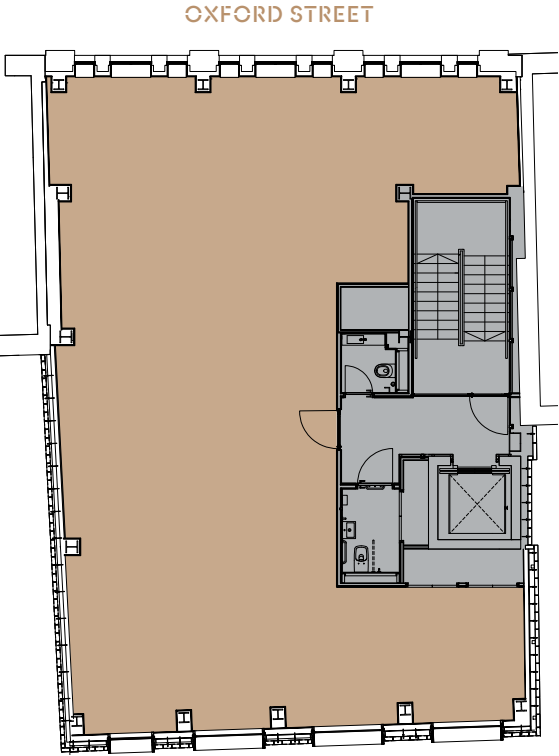


- Core
- Reception
- Bike Store / Showers

FLOOR PLANS

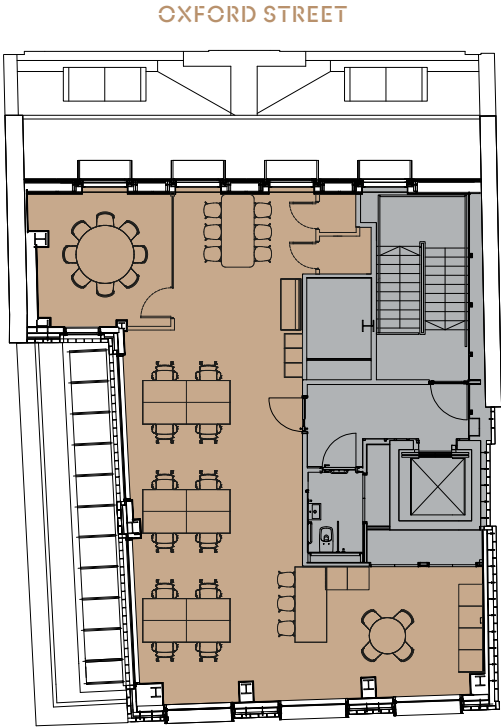
FIFTH FLOOR

Office 1,705 sq ft / 158 sq m



SEVENTH FLOOR INDICATIVE SPACE PLAN

Office 1,047 sq ft / 97 sq m



For indicative purposes only.
Not to scale.

- Core
- Office



12 open plan desks



6 hotdesks



1 x 8 person meeting room



Kitchenette / breakout

CONTACTS



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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 2024.

Designed by Cre8te – 020 3468 5760 – cre8te.london

27 Oxford Street



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