

# LONDON W1 | 4 OXFORD STREET

FLAGSHIP CORNER UNIT SITUATED IMMEDIATELY  
OPPOSITE TOTTENHAM COURT ROAD STATION



A1 SHOP AVAILABLE  
LEASE ASSIGNMENT



**Carphone Warehouse**



# LONDON W1 – 4 OXFORD STREET



TOTTENHAM COURT ROAD - CROSSRAIL DEVELOPMENT

## LOCATION

The property is located in a fantastic trading position on the junction of Oxford Street and Tottenham Court Road, directly opposite the Underground Station and new Crossrail station which is due to open at the end of 2021.

The immediate vicinity will hugely benefit from a number of major mixed-use developments including Centre Point & St Giles Square, Soho Place and The Outernet.

Nearby operators include McDonald's, Russell & Bromley, Primark and Five Guys and the recently opened Arcade Food Theatre.

## ACCOMMODATION

The premises are arranged over ground, basement, first, second, third and fourth floors with the following approximate net internal floor areas:

Ground Floor	1,513 Sq Ft	140.56 Sq m
Basement	1,174 Sq ft	109.06 Sq m
First	1,205 Sq ft	111.94 Sq m
Second	1,220 Sq ft	113.34 Sq m
Third	1,253 Sq ft	116.40 Sq m
Fourth	1,049 Sq ft	97.45 Sq m
<b>Total</b>	<b>7,459 Sq ft</b>	<b>692.95 Sq m</b>

## TENURE

The property is available by way of an assignment of an existing lease which expires on 23<sup>rd</sup> June 2025.

The lease is contracted outside the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

## RENT

Upon Application.

## USE

The property benefits from Class A1 of the Town & Country Planning (Use Classes) Order 1987.

## RATES

The premises are currently exempt from paying business rates until 30th June 2021. Followed by a 66% reduction until 1st April 2022. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

## LEGAL COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.

## EPC

Available upon request.



For further information please contact sole agents:

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