

7000

OXFORD STREET
LONDON

ONLY ONE UNIT REMAINING



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MAKE YOUR MARK ON OXFORD STREET

Secure a unique opportunity for your brand to make its mark. Brand new and flexible retail space with 8m high, fully-glazed frontages. Only one show-stopping unit remaining.

This is an unparalleled setting for forward-thinking retailers to showcase their brands on Europe's most popular shopping street. Perfectly placed opposite the new Tottenham Court Road Elizabeth Line station, get ready to welcome lots of people.

The area unites Soho and Fitzrovia and is brimming with life; boasting an extraordinary footfall of workers, local leisure-seekers and international tourists alike. This undisputed retail Mecca only continues to grow following the opening of the Elizabeth line.

Join an exciting line-up of brands already making 70 – 88 their home. Reserved will occupy 19,645 sq ft over two floors when they open their second anchor store in London. Boom Battle Bar have over 15,000 sq ft across the lower ground floor, offering a unique leisure and gaming experience.



A BLANK CANVAS FOR BIG IDEAS

Brand new. Double height frontages. Truly brilliant retail experiences.

70–88 Oxford Street only has one of the five show-stopping retail units remaining. With fully glazed double height frontages, flexible floor plans and glowing LED signage, this is an opportunity to have an unmissable presence on one of the world's most iconic shopping streets, right across the road from the new Dean Street Elizabeth Line entrance at Tottenham Court Road station.

The development offers more than retail experiences, bringing 81,000 sq ft of office space across six floors.

8_m

DOUBLE HEIGHT FRONTAGE

58_m

PRIME FRONTAGE ALONG OXFORD STREET

40,600_{SQFT}

FLAGSHIP RETAIL SPACE

OPPOSITE

THE NEW TOTTENHAM COURT ROAD ELIZABETH LINE STATION ENTRANCE

HEAD AND SHOULDERS ABOVE THE REST

40,600 sq ft of retail space with flexible configuration options

81,000 sq ft of self contained office space

8m fully glazed double height frontages

BREEAM 'Very Good'

58m of frontage along a prime stretch of Oxford Street

4.8m finished floor-to-soffit height at ground floor

4.5m finished floor-to-soffit height at first floor

4m finished floor-to-soffit height at lower ground floor

Exterior illuminated mounted 900mm x 1200mm flag signage, with occupier option for internal and external branding

2 dedicated loading bays for 7m (l) x 2.75m (w) servicing vans
2 dedicated loading bays for 9.4m (l) x 4m (w) box vans

Delivered and managed by GPE

Designed by Orms

20 cycle spaces

18 lockers

3 showers



Boom Battle Bar

JOIN THE GAME CHANGERS

Boom Battle Bar is coming to 70-88 Oxford Street, taking the entire LG level. Voted the UK's best adventure bar, the venue will attract friends, families and co-workers to socialise and play. Look out for the Bavarian Axe Throwing! Plus, a great bar, street food and more.



GO BIG ON OXFORD STREET

Nearly 20 new and under-construction developments are bringing fresh retail experiences to the area surrounding 70–88 Oxford Street. People are flocking to this thriving destination to shop, dine and be entertained.

66_M PEOPLE

WILL USE TOTTENHAM COURT ROAD STATION IN 2022¹

£8.6_{BN}

IN WEST END RETAILER TURNOVER FORECASTED FOR 2022²

Sources:
1. TfL Railplan Data; Arup analysis; NWECC revised estimates 2. West End Retail Turnover Forecasting Report, NWECC.

ALREADY ATTRACTING THE BEST

The offices in the area span many industries, bringing together architecture firms, film studios, tech companies and management consultancies. Established retailers include Zara and Benetton, and key London institutions like Hakkasan and the Edition Hotel.



IN GOOD COMPANY

TOURISTS FROM AROUND THE WORLD ARE BEING DRAWN TO THE AREA, THANKS TO NEW DESTINATIONS LIKE THE OUTERNET AND THE NEW NIMAX THEATRE AT SOHO PLACE. THE INTRODUCTION OF THE ELIZABETH LINE AT TOTTENHAM COURT ROAD STATION MEANS GETTING HERE IS FASTER AND EVEN MORE CONVENIENT.

Game-changing music, dining and entertainment venues will entice the masses to the east end of Oxford Street. The Elizabeth line will boost footfall, stopping at the new Tottenham Court Road station at Dean Street, directly opposite 70–88 Oxford Street.

61–67 OXFORD STREET

Across the road from 70–88 Oxford Street is a 33,000 sq ft retail and office development let to Zara.

RATHBONE SQUARE

Adjacent to 70–88 Oxford Street, this is the completed development that brought Meta to Fitzrovia, along with a new public square and fresh new restaurant and retail concepts.

SOHO PLACE

A new 350-seat Nimax theatre is now open. The purpose-built development above Tottenham Court Road station also brings new offices.

BOOM BATTLE BAR

A new socialising concept that introduces some competitive fun for families, friends and co-workers. Games, including the use of augmented reality, are offered alongside street food, cocktails and the brand's own beer.

CENTRE POINT

82 luxury residences with a brand new food & beverages and leisure offering around a pedestrianised public square.

ST GILES CIRCUS

St Giles Circus brings together commerce, culture and creativity.



A NEW ENTERTAINMENT DISTRICT

Oxford Street welcomes the Outernet, London's newest entertainment district - just 5 minutes' walk from 70-88 Oxford Street.

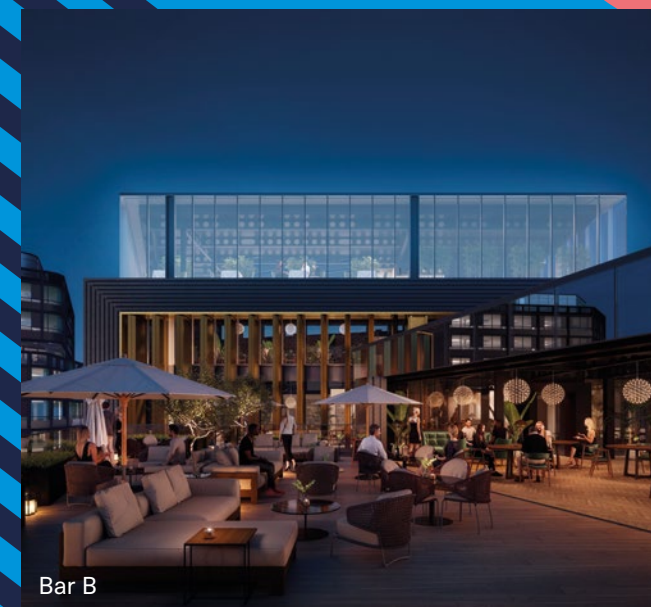
Outernet London will be home to the world's largest, high-resolution, wrap-around screens. Four storeys high, these screens are part of the breath-taking Now Building, a space that enlivens art, fashion, music, film, gaming, technology and entertainment through an exciting schedule of events. This new destination - a global network of connected entertainment districts - will also offer a 2,000 capacity live events venue, a unique collection of apartments, a hotel and a mix of independent restaurants and bars.



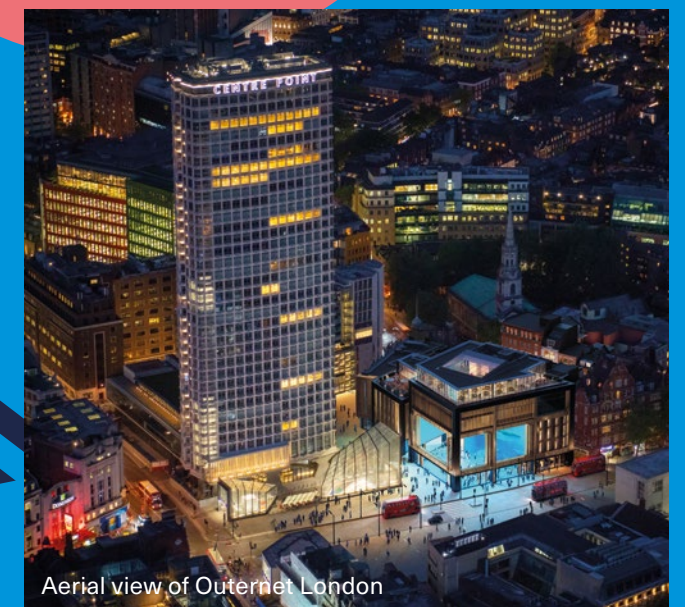
Outernet London



Chateau Denmark



Bar B



Aerial view of Outernet London

EUROPE'S MOST POPULAR SHOPPING STREET

- 1 70-88 Oxford Street — A development by GPE
- 2 Wells House, 134-140 Oxford Street — M&G
- 3 Plaza, 110 Oxford Street — Sirosa
- 4 127-143 Oxford Street — Freshwater
- 5 Dean Street Elizabeth Line - TfL
- 6 Rathbone Square — A development by GPE
- 7 73-89 Oxford Street — A development by GPE
- 8 Holden House, 54-68 Oxford Street — Derwent London
- 9 Zara
- 10 Tottenham Court Walk — Derwent London
- 11 237-247 Tottenham Court Road — M&G
- 12 Element Capital
- 13 Primark
- 14 Emperor
- 15 Soho Place — Derwent London
- 16 Ilona Rose House — Soho Estates
- 17 St Giles Circus — Consolidated Developments Ltd
- 18 Centre Point — Almacantar



PERFECTLY PLACED

WITH A NEW STATION OPPOSITE 70-88 OXFORD STREET, THE ELIZABETH LINE BRINGS MORE PEOPLE THAN EVER BEFORE TO CENTRAL LONDON



UP TO

24 TRAINS / HOUR

RUNNING EAST-WEST
ACROSS LONDON¹

66_M

PEOPLE WILL USE
TOTTENHAM COURT
ROAD STATION IN 2022²

200_M

PEOPLE WILL BE SERVED
BY THE ELIZABETH LINE
EACH YEAR¹



Elizabeth line station at the newly pedestrianised Dean Street

Sources:
1. crossrail.co.uk 2. TfL Railplan Data; Arup analysis; NWEK revised estimates

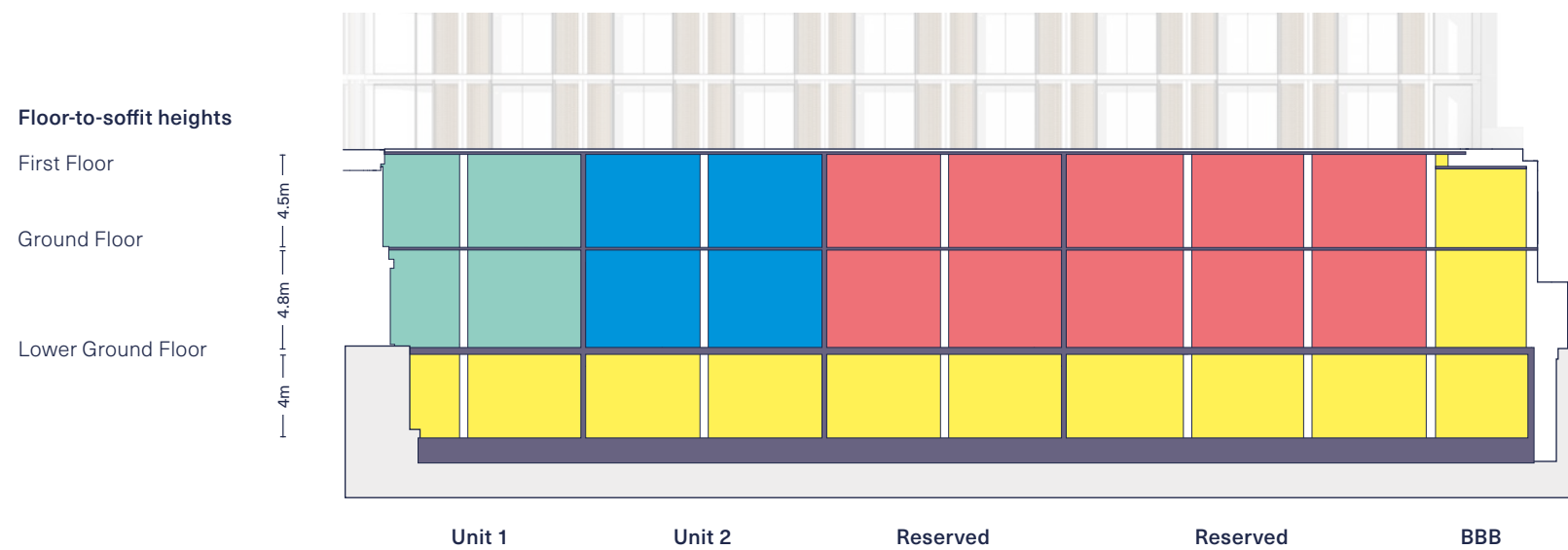


SPACE TO CREATE

GROSS INTERNAL AREA

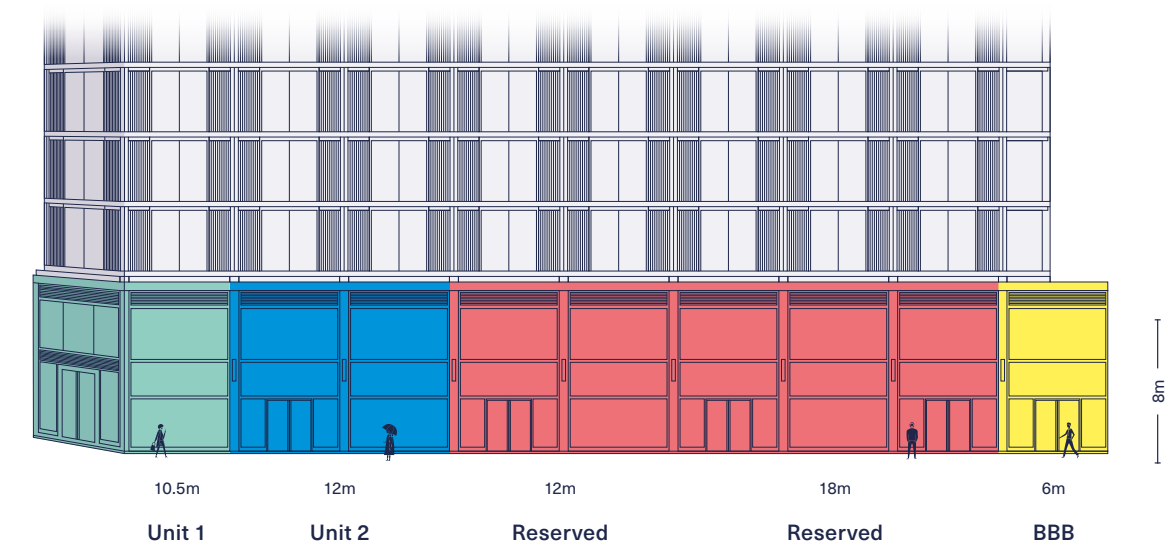
	Unit 1		Unit 2		Reserved				Boom Battle Bar		Total Retail	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
First Floor	Under offer		-		Reserved		Reserved		Boom Battle Bar		13,463	1,250
Ground Floor	Under offer		2,319	215	Reserved		Reserved		Boom Battle Bar		11,799	1,095
Lower Ground Floor	Boom Battle Bar											
Virtual tour												

RETAIL LEVELS

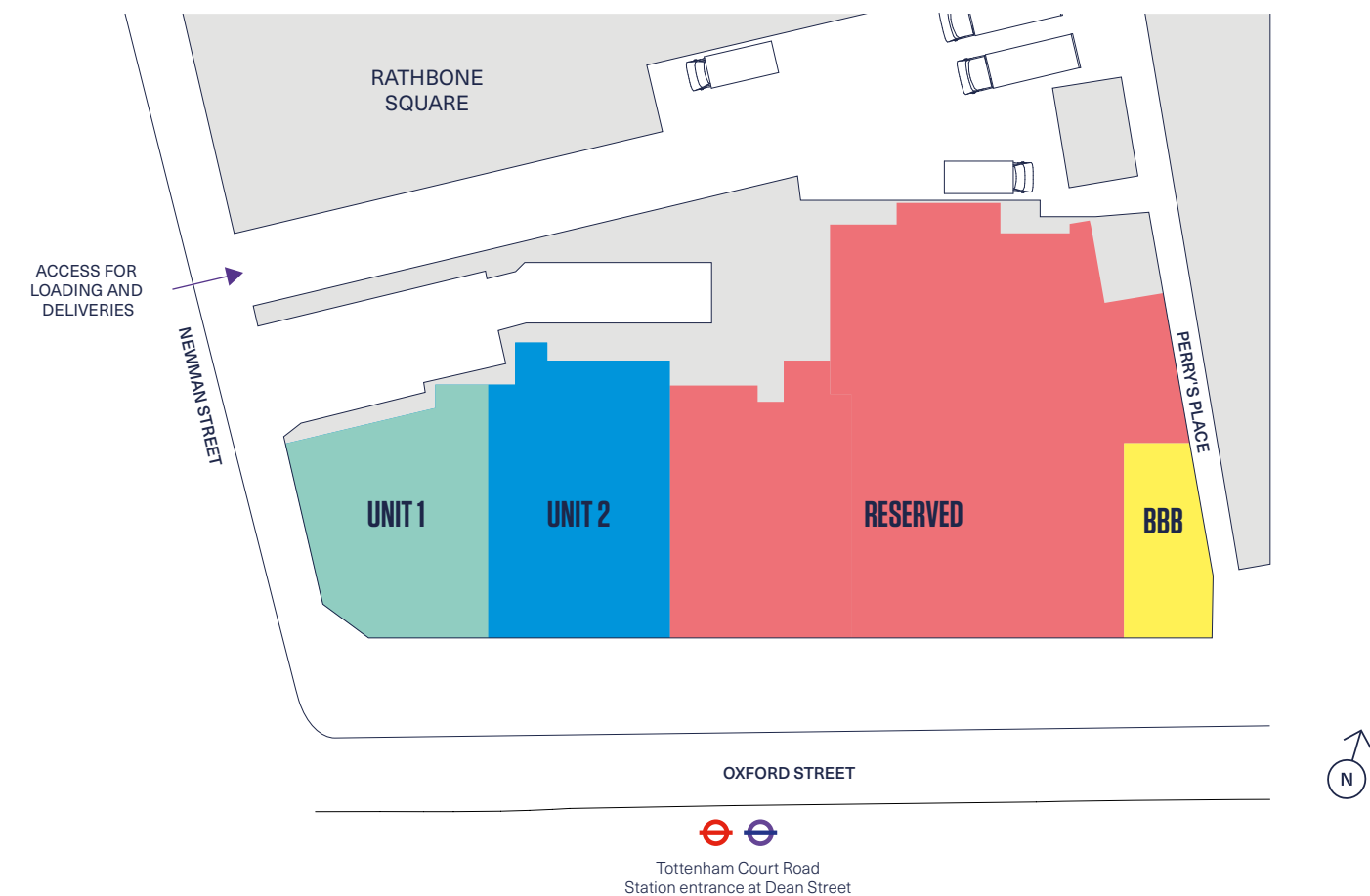


SHOW WHAT YOU'VE GOT

OXFORD STREET



GROUND FLOOR



GROUND FLOOR

	sq ft	sq m
Unit 1	Under Offer	
Unit 2	2,319	215
Unit 3	Reserved	
Unit 4	Reserved	
Unit 5	Boom Battle Bar	
Total	11,799	1,095

 Potential lift location



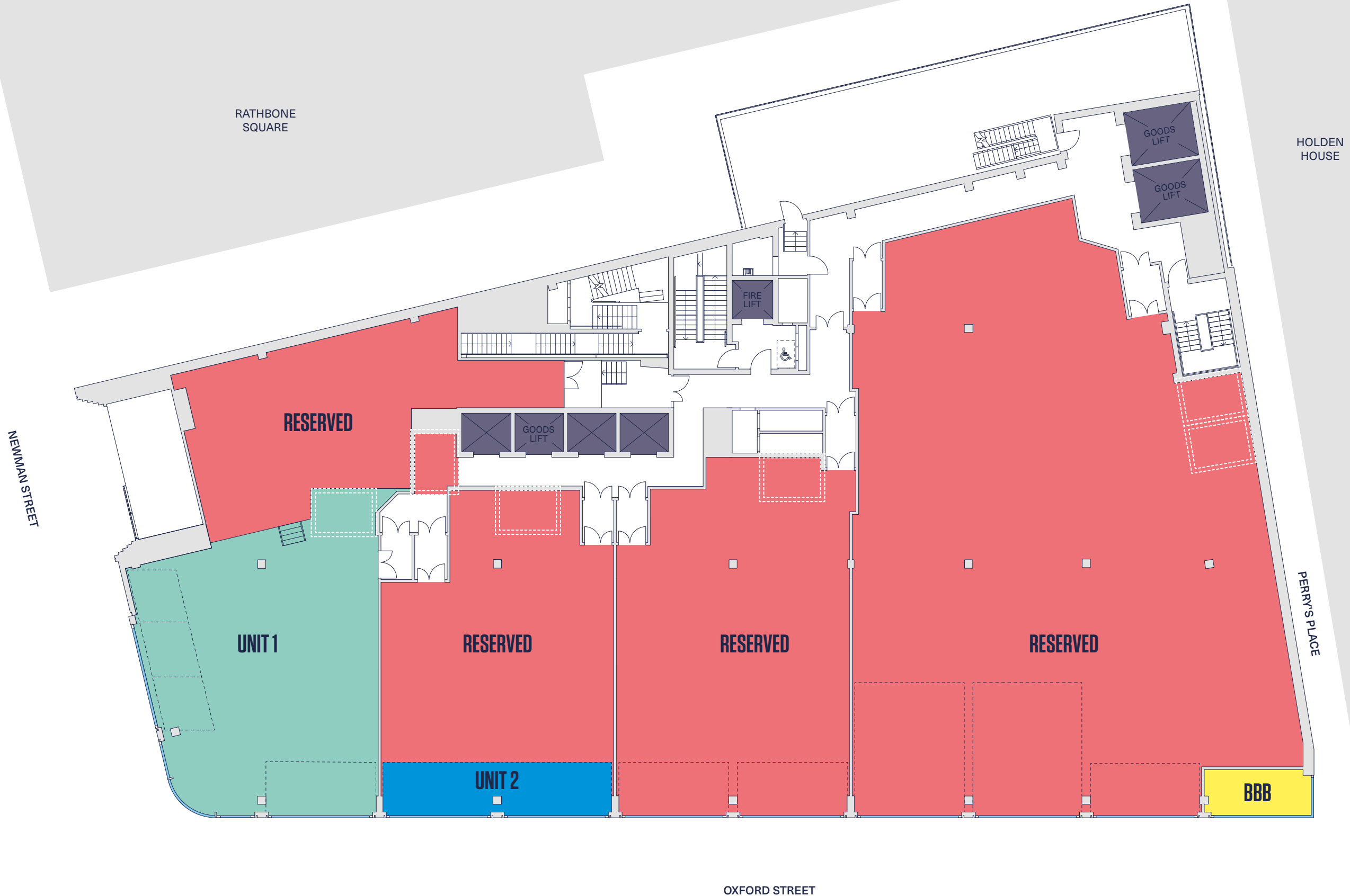
Tottenham Court Road Station
entrance at Dean Street



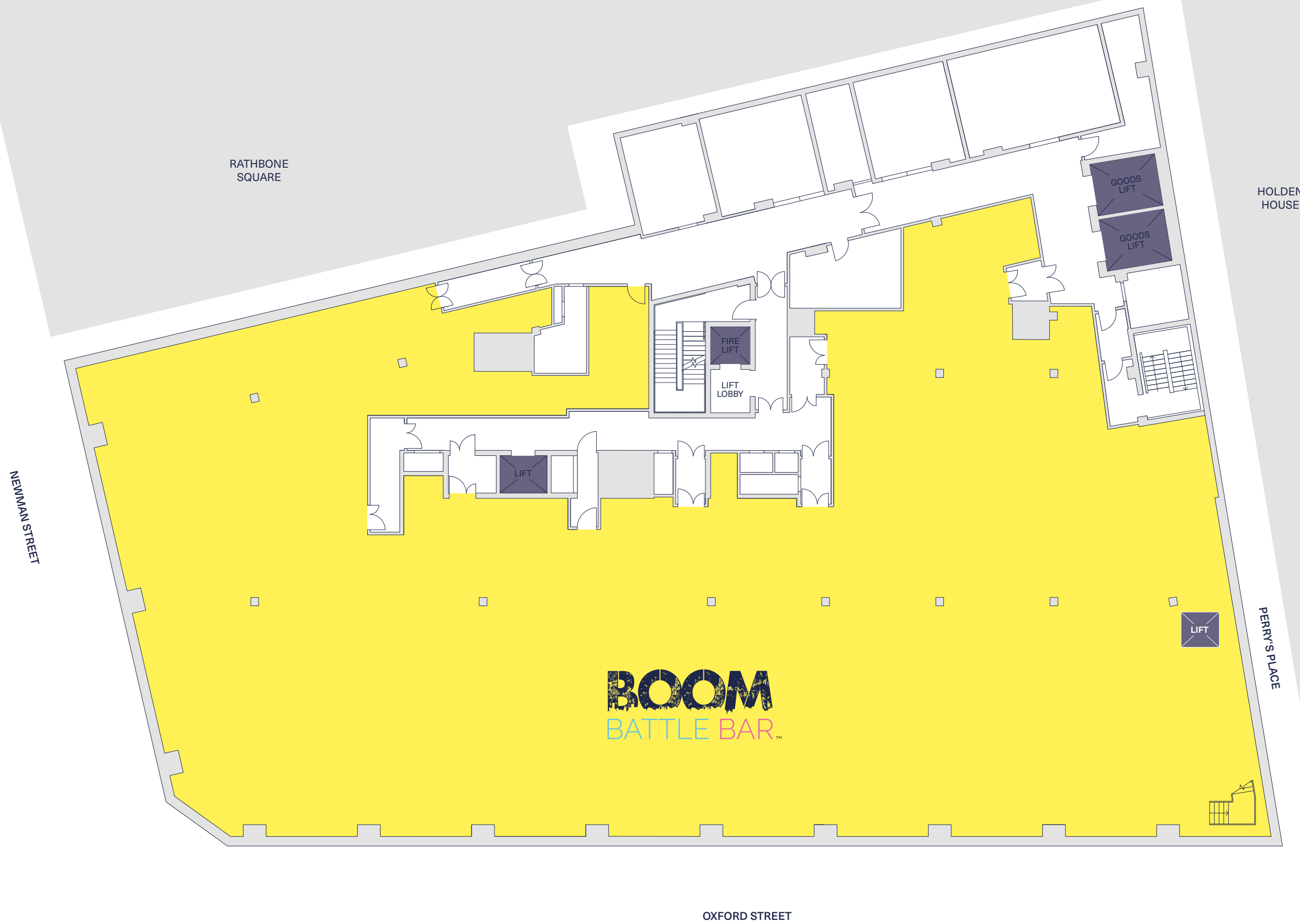
FIRST FLOOR

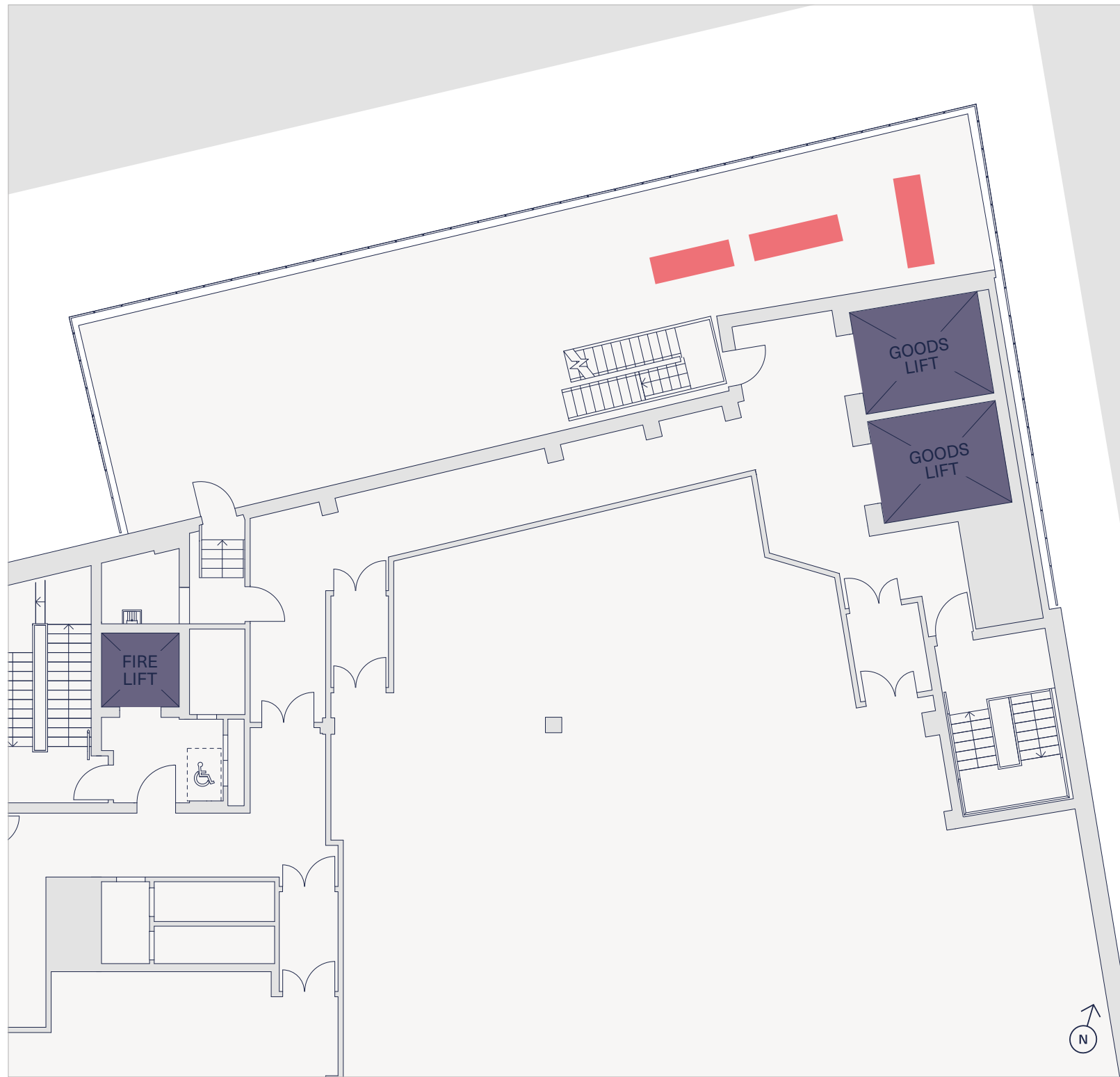
	sq ft	sq m
Unit 1	Under Offer	
Unit 2	-	
Unit 3	Reserved	
Unit 4	Reserved	
Unit 5	Boom Battle Bar	
Total	13,463	1,250

 Potential lift location



LOWER GROUND FLOOR

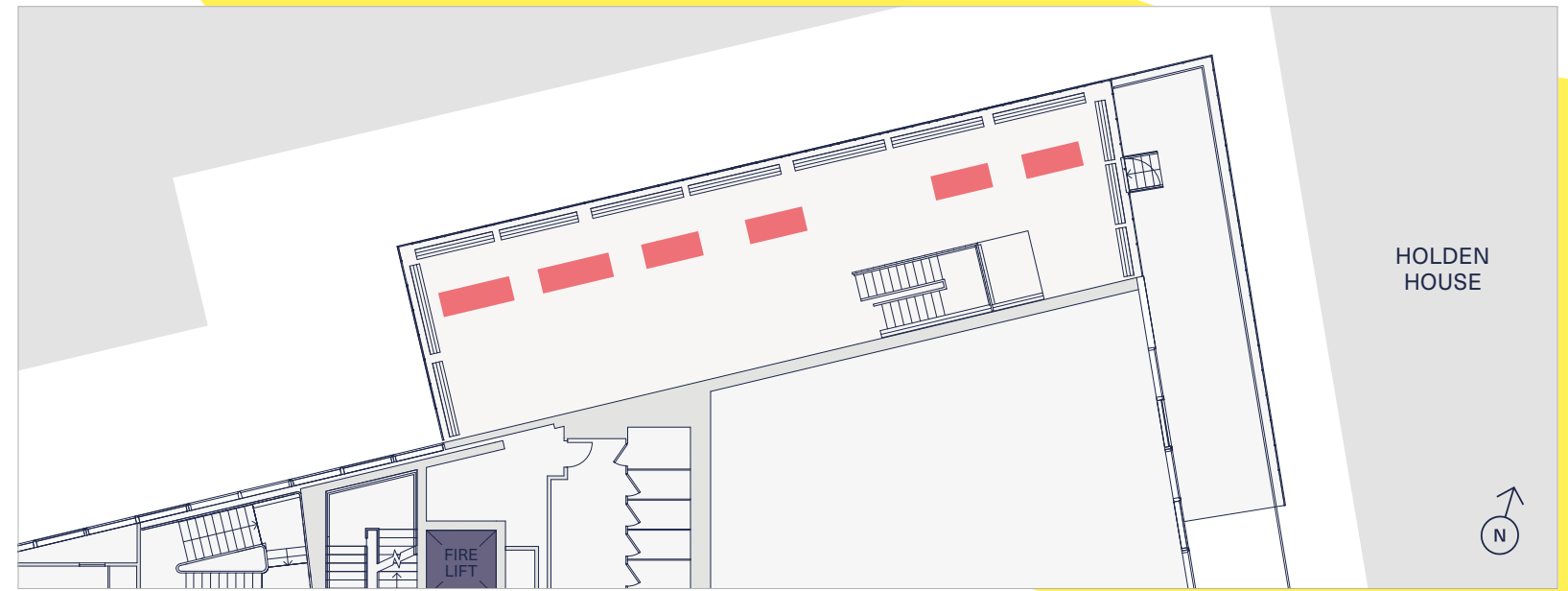




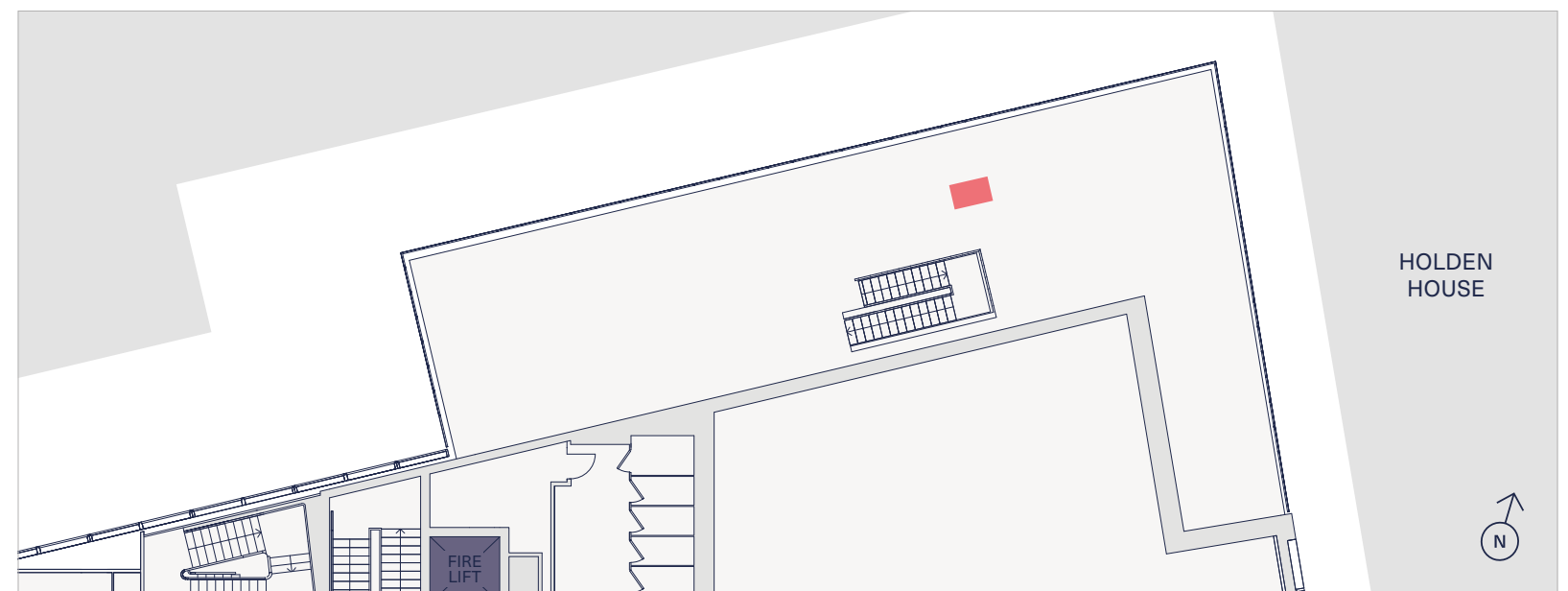
FIRST FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

PLANT LOCATIONS

- Unit 1
- Unit 2
- Unit 3
- Unit 4

HOLDEN HOUSE



HOLDEN HOUSE

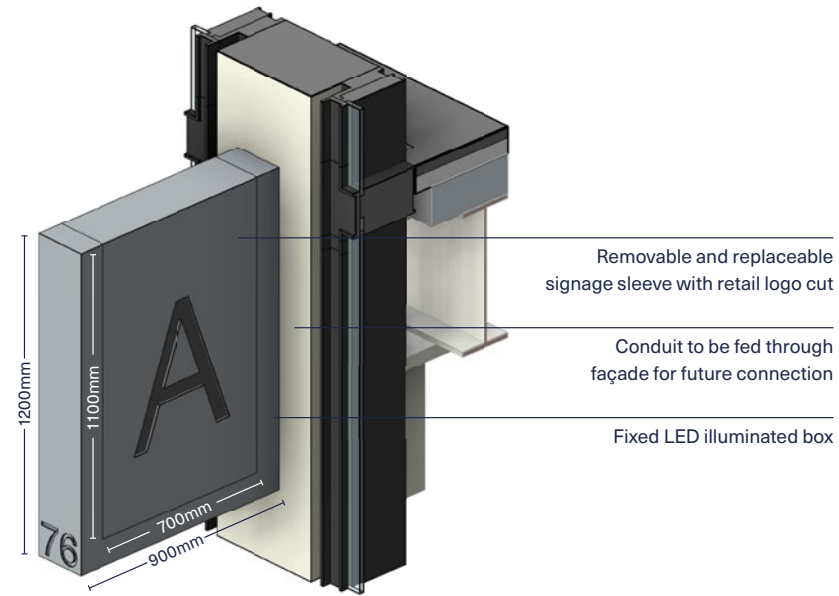


HOLDEN HOUSE



SPACE TO SHOWCASE YOUR BRAND

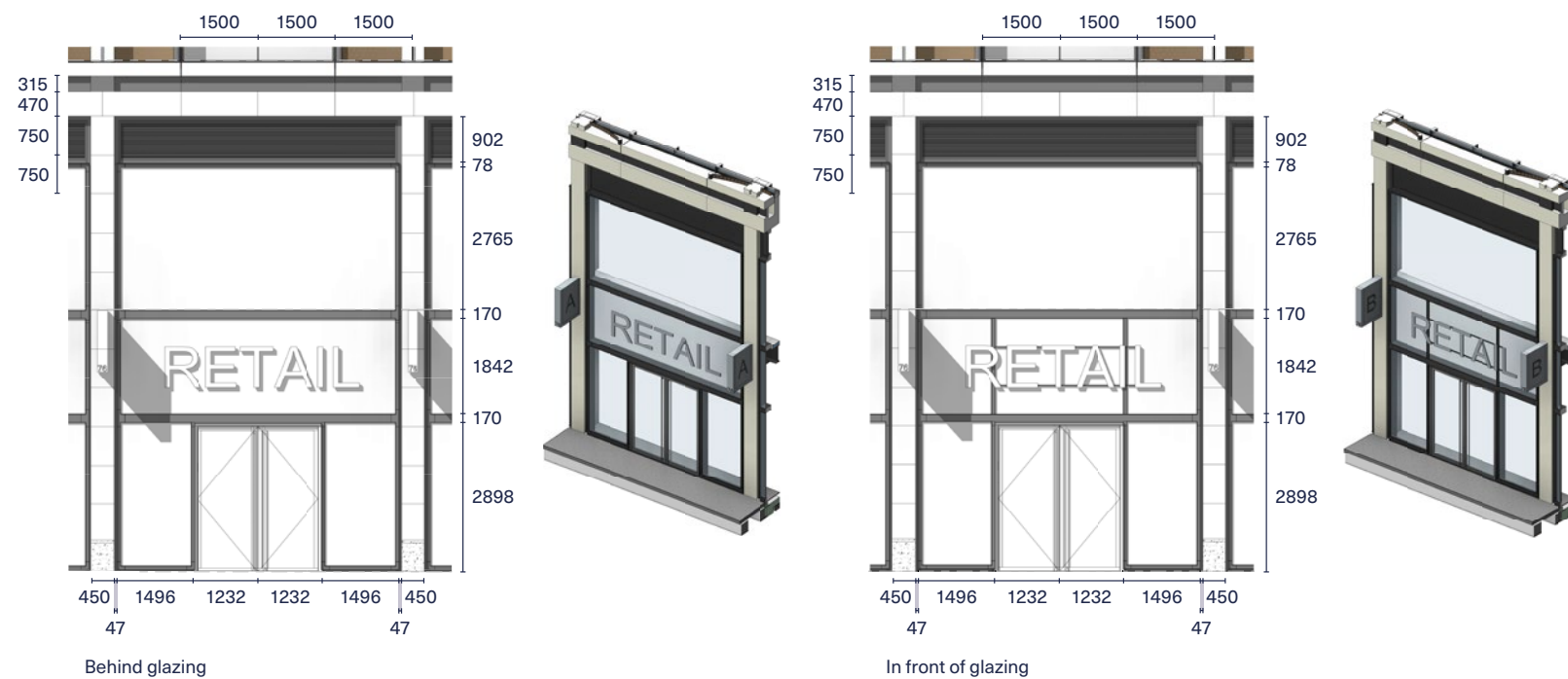
ILLUMINATED FLAG SIGNAGE



ADD YOUR BRAND TO AN EMERGING COLLECTION OF SHOW-STOPPING RETAILERS ON OXFORD STREET



HAVE IT YOUR WAY



GPE: DELIVERING SPACES FOR LONDON TO THRIVE



73/89 OXFORD STREET, W1
Pre-let to New Look and United Colors of Benetton
Size: 87,000 sq ft, mixed-use

73/89 Oxford Street is a 87,000 sq ft retail and office development at the eastern end of Oxford Street. The building is making a major contribution to the significant transformation of the east end of Oxford Street with the 44,000 sq ft of flagship retail units pre-let in their entirety to Benetton and New Look.



RATHBONE SQUARE, W1
Size: 420,000 sq ft, mixed-use

Formerly a post office warehouse, the 2.3 acre site located just 50 yards from Tottenham Court Road station and the soon-to-open Elizabeth Line has been transformed into a vibrant new addition to London's West End. Rathbone Square features a carefully curated and characterful choice of cafés, shops and restaurants surrounding one of the first new squares created in central London in 100 years, as well as 243,000 sq ft of office space pre-let to Facebook, and 142 private residential apartments seamlessly stitched into the heart of London.



HANOVER, W1
Size: 223,400 sq ft, mixed-use

Hanover provides 160,000 sq ft of office space across three buildings, 42,000 sq ft of prime retail and restaurant space predominately fronting New Bond Street, and 12,300 sq ft of residences. The entire development is planned around a new public piazza, accessible from New Bond Street, Hanover Square and Tenterden Street, with direct access to the new Elizabeth line station.



95 WIGMORE STREET, W1
Let to Jason Atherton's Social Wine & Tapas, Benugo, Tisettanta London and Fendi Casa
Size: 112,700 sq ft, mixed-use

Between the thriving restaurants and bars on James Street and yards from Selfridges on Duke Street, 95 Wigmore Street is a 100,000 sq ft striking new office and retail development. The 2,370 sq ft of restaurant space was successfully pre-let to Jason Atherton's Social Wine & Tapas. Other retailers occupying the development include Benugo, Tisettanta London and Fendi Casa.



PICCADILLY BUILDINGS, SW1
Let to Cath Kidston, Richoux, New & Lingwood, Alfred Dunhill and Wiltons Restaurant
Size: 187,100 sq ft, mixed-use

The Piccadilly Buildings comprise an extensive 187,100 sq ft office, retail and restaurant estate, including the centrepiece of the estate, the Thrale Jell designed Piccadilly Arcade, with its grand entrances linking Piccadilly and Jermyn Street. Located in the heart of St. James's in London's West End, the buildings are home to over 75 tenants, including Cath Kidston's UK flagship store, Richoux, New & Lingwood, Alfred Dunhill and the renowned Wiltons restaurant.



WALMAR HOUSE, W1
Let to Hotel Chocolat, The North Face and T2
Size: 56,500 sq ft, mixed-use

A comprehensive redevelopment of the Grade II Listed building was carried out in 2014, and the property now provides 18,000 sq ft of retail on Regent Street, which is fully let to Hotel Chocolat, The North Face, T2, Halfords Cycle Republic and Pret A Manger, and 38,500 sq ft of high quality offices let to luxury retail brand Richemont.



55 WELLS STREET, W1
Pre-let to Ottolenghi
Size: 34,000 sq ft, mixed-use

Set in a well-connected location in the heart of Fitzrovia, 55 Wells Street provides 4,500 sq ft of new restaurant space and 29,500 sq ft of brand new, light-filled offices with upper floor terraces providing great views across London.



THIRTY BROADWICK STREET, W1
Let to The Ivy Soho Brasserie, Nespresso, October's Very Own and Estée Lauder
Size: 92,000 sq ft, mixed-use

Completed in November 2016, 30 Broadwick Street is a 92,300 sq ft office and retail development situated in the heart of Soho, surrounded by thriving restaurants and bars. The development boasts three prime retail units, let to Nespresso, October's Very Own and Bobbi Brown Cosmetics, and an 8,000 sq ft restaurant let to The Ivy.



78/92 GREAT PORTLAND STREET, W1
Let to Define and Clutch Café
Size: 52,000 sq ft, mixed-use

78/92 Great Portland Street is located in the heart of Fitzrovia and is part of a mixed-use scheme completed in early 2017 comprising 7 retail units totalling 12,000 sq ft located on Great Portland Street and Riding House Street, 18,000 sq ft of pre-let offices and 15 residential apartments.



160 OLD STREET, EC1
Let to Officina 00 and Tayēr + Elementary
Size: 160,600 sq ft, mixed-use

Located in the heart of Old Street, 160 Old Street is a 160,000 sq ft mixed use development featuring terraces on every floor, a 4,400 sq ft wifi-enabled reception and business lounge with an interconnecting café. The building is home to 153,000 sq ft of office space, of which 118,500 sq ft was pre-let to Turner. Four restaurant/retail units front onto Old Street, one of which was pre-let to Tayer.

PROJECT TEAM

GPE
Developer

Orms Designers & Architects
Architect

WSP
Structures & BIM Consultant

Hilson Moran
Services & Fire

G&T
Cost Consultant &
Principal Designer

Avison Young
Project Manager

Gerald Eve
Planning Consultant

AIS
Approved Inspector Services

Steer Davis Gleave
Traffic Consultant

Anstey Horne
Party Wall Consultant

Lendlease
Contractor

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