

1000  
88

**OXFORD STREET  
LONDON**

**ONLY ONE OPPORTUNITY REMAINING - UNIT 2**



# ONLY ONE SPACE REMAINING – UNIT 2

## MAKE YOUR MARK ON OXFORD STREET

Secure the final show-stopping unit at 70-80 Oxford Street. Unit 2 is a brand new, flexible, flagship retail space with an 8m high, fully-glazed frontage to make your brand unmissable in London's most famous shopping destination.

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.

Unit 2 offers the opportunity to join the exciting line-up of brands making 70 – 88 their home. Already up and running, Boom Battle Bar delivers a unique leisure and gaming experience across 15,000 sq ft on the lower ground floor. Reserved will soon occupy 19,645 sq ft over two floors when they open their second London anchor store, and jewellery brand Pandora will unveil a new 4,970 sq ft concept store, their first at the east end of Oxford Street.



ROUNDER AMUR

TANGO

JUMI

良品

M&M

M&M

M&M

# 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.

**8m**  
DOUBLE HEIGHT FRONTAGE

**58m**  
PRIME FRONTAGE ALONG OXFORD STREET

**40,600** SQ FT  
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



# JOIN THE GAME CHANGERS

Voted the UK's best adventure bar, Boom Battle Bar has chosen 70-88 Oxford Street for their first Central London location, taking the entire LG level. The venue attracts friends, families and co-workers, day and night, to socialise and play. Look out for the Bavarian Axe Throwing! Plus, great drinks, 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.

The east end of Oxford Street is closing in on Oxford Circus' crown as the busiest West End shopping destination. Where the footfall of Tottenham Court Road Station was previously 47% lower, it's now only 10% behind and gaining fast.

**1.26M** PEOPLE

AVERAGE WEEKLY USERS OF TOTTENHAM COURT ROAD STATION<sup>1</sup>

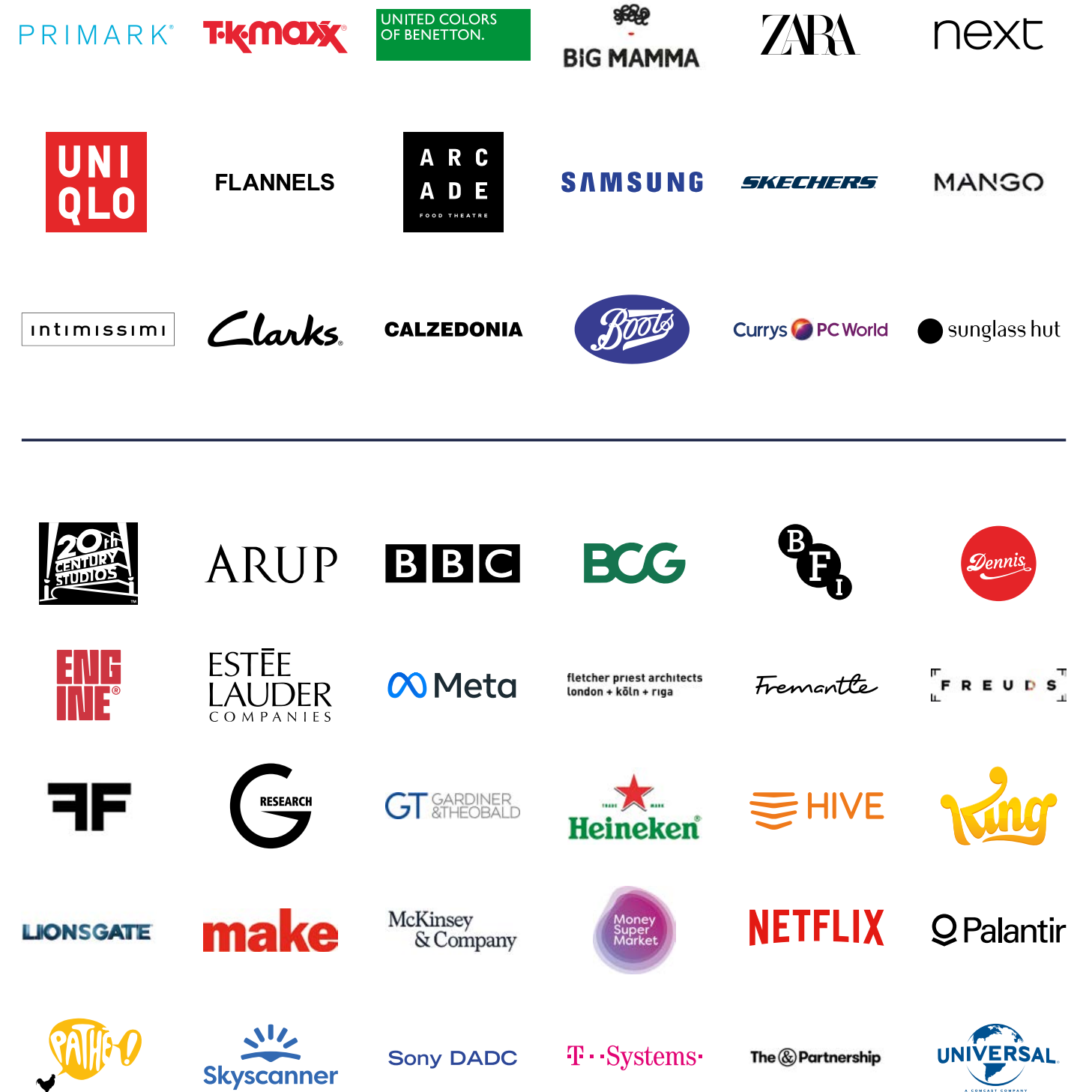
**£10** BN

IN WEST END RETAILER TURNOVER BY 2025<sup>2</sup>

Source: 1. NWECC TCR station data 2. London West End Retail Turnover Forecasting, 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 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 are luring the masses to the east end of Oxford Street. The addition of the Elizabeth Line at the new Tottenham Court Station, directly opposite 70-88 Oxford Street, has seen footfall boosted to record levels, cementing it as the new must-go West End destination.

## 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 is 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 - hosts a 2,000 capacity live events venue, a unique collection of apartments, a hotel and a mix of independent restaurants and bars.



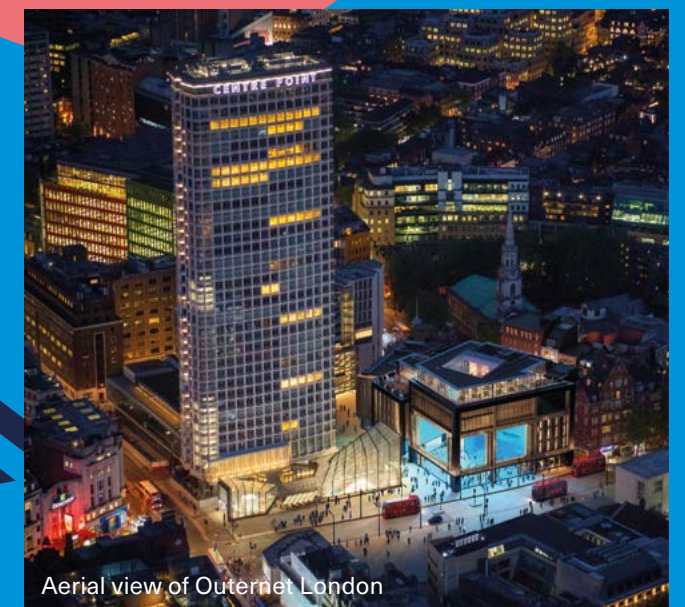
Outernet London



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 Emper
- 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 ON THE ELIZABETH LINE<sup>1</sup>

**1.26**<sub>M</sub>

AVERAGE WEEKLY USERS OF TOTTENHAM COURT ROAD STATION<sup>2</sup>

**200**<sub>M</sub>

PEOPLE SERVED BY THE ELIZABETH LINE EACH YEAR<sup>1</sup>

Sources:  
1. crossrail.co.uk 2. NWECC TCR station data



Elizabeth line station at the newly pedestrianised Dean Street

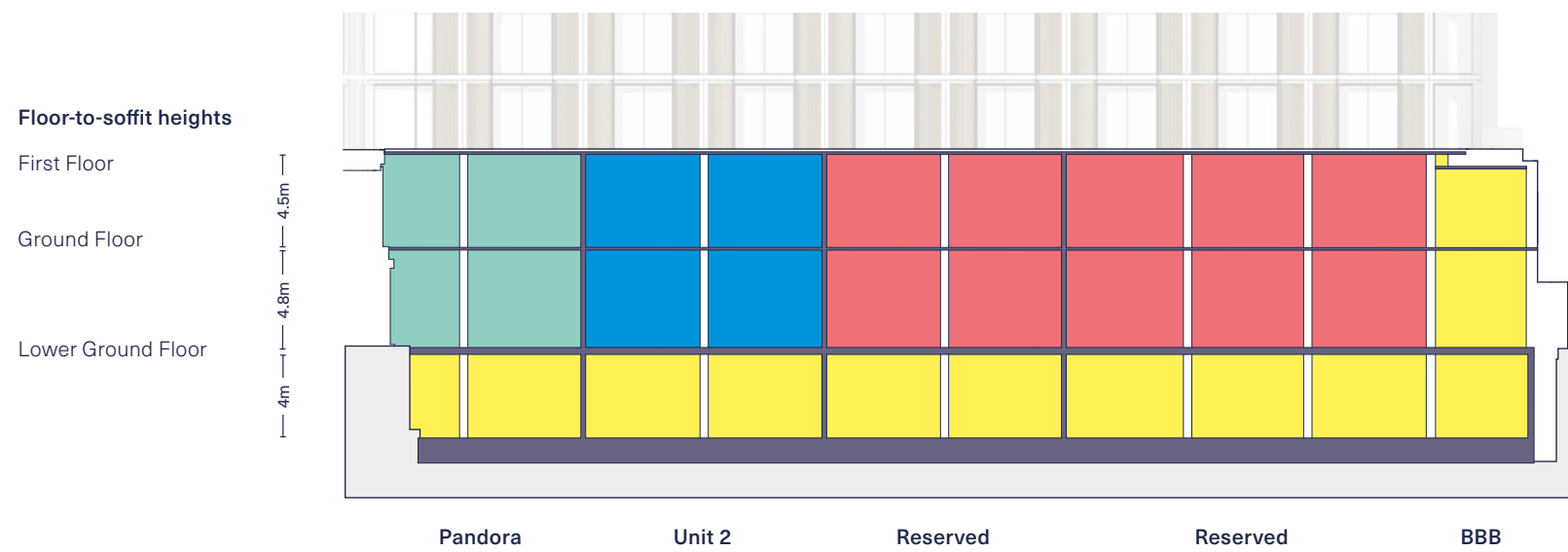


# SPACE TO CREATE

## GROSS INTERNAL AREA

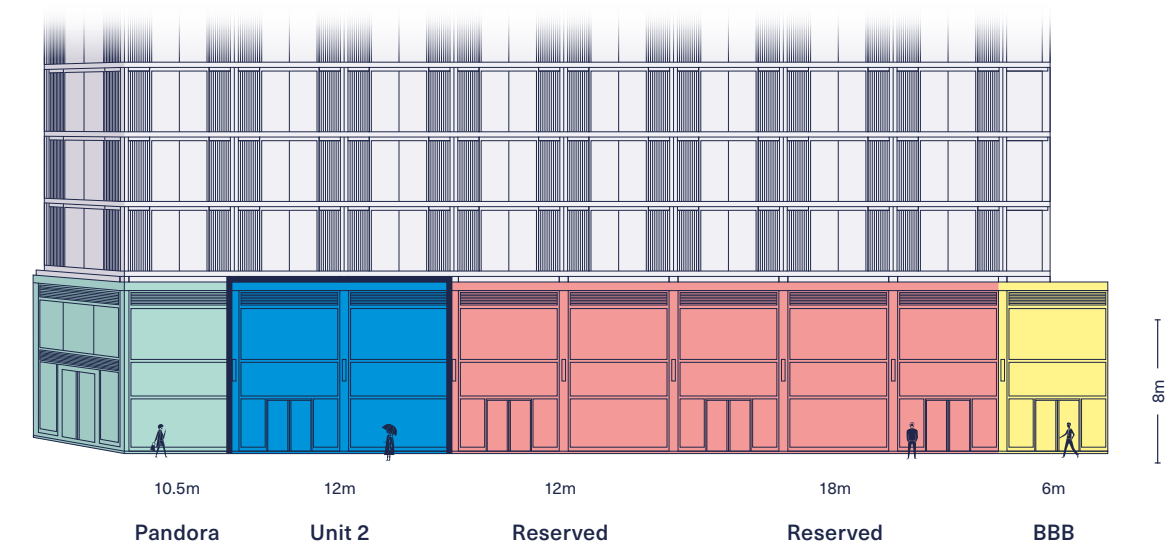
	Pandora		Unit 2		Reserved				Boom Battle Bar		Total Retail	
	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m	sq ft	sq m
First Floor	Pandora		-		Reserved		Reserved		Boom Battle Bar		13,463	1,250
Ground Floor	Pandora		2,319	215	Reserved		Reserved		Boom Battle Bar		11,799	1,095
Lower Ground Floor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

## RETAIL LEVELS

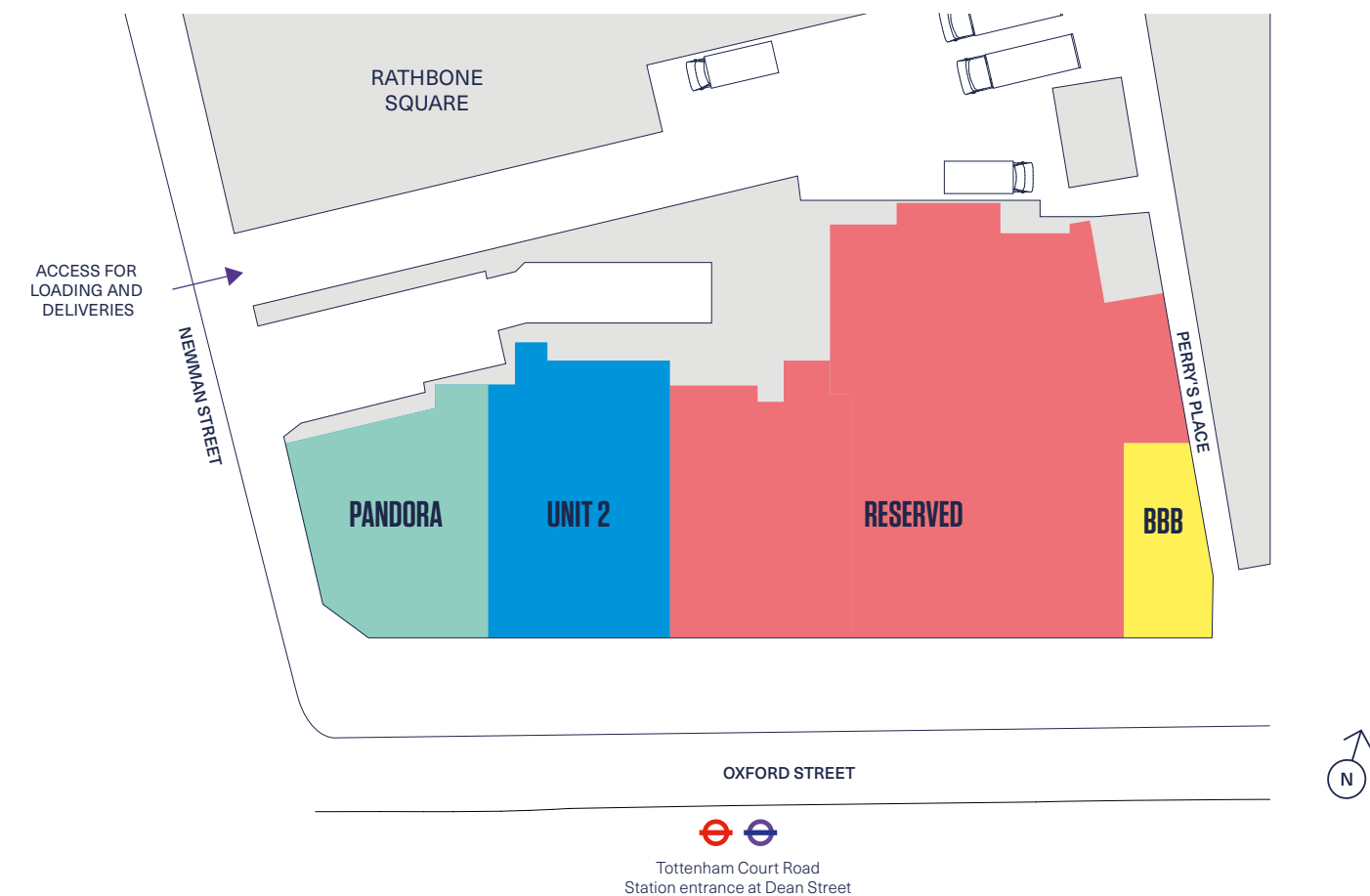


# SHOW WHAT YOU'VE GOT

## OXFORD STREET



## GROUND FLOOR



# GROUND FLOOR

	sq ft	sq m
Unit 1	Pandora	
Unit 2	2,319	215
Unit 3	Reserved	
Unit 4	Reserved	
Unit 5	Boom Battle Bar	
<b>Total</b>	<b>11,799</b>	<b>1,095</b>

 Potential lift location



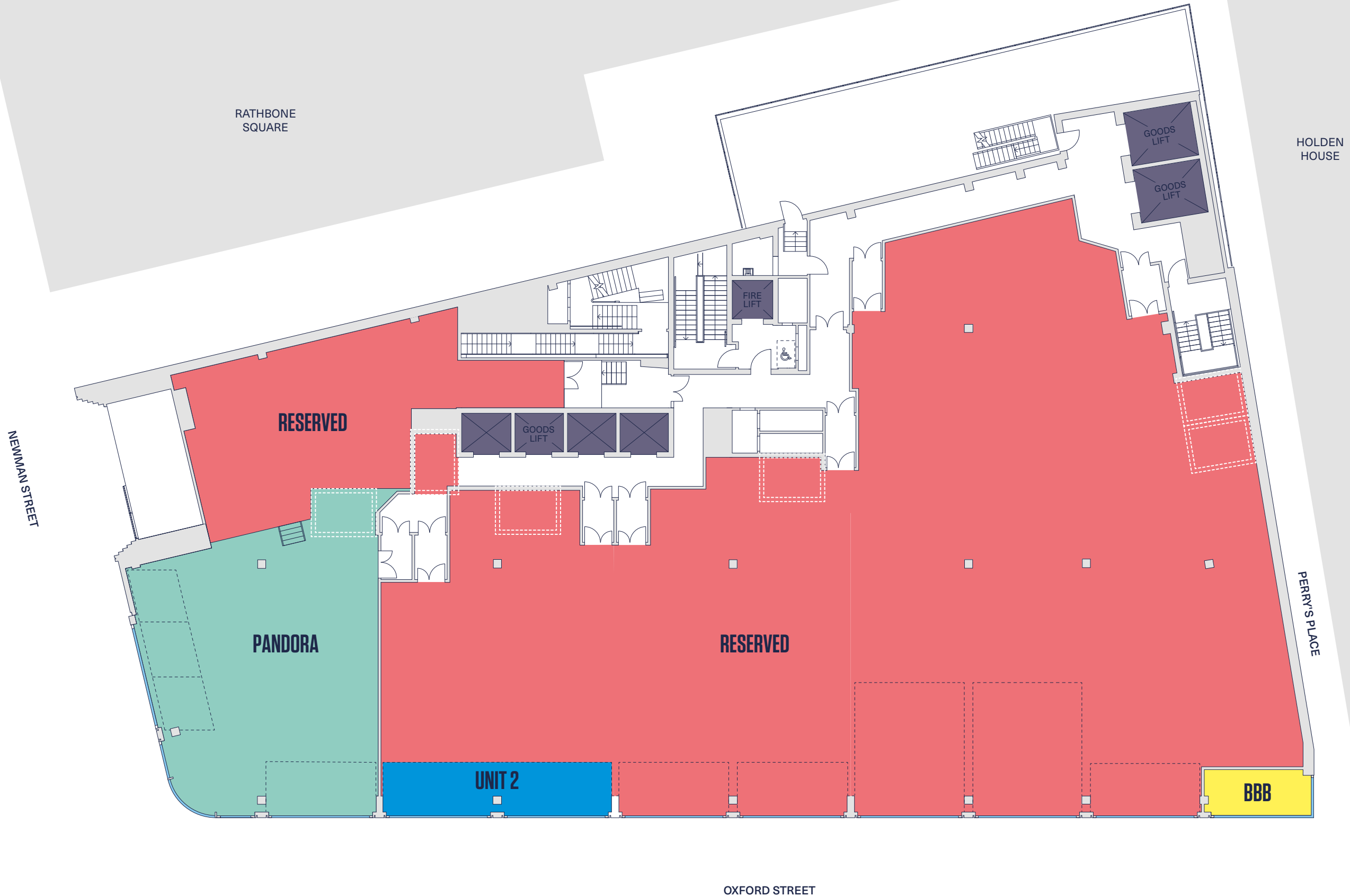
Tottenham Court Road Station  
entrance at Dean Street



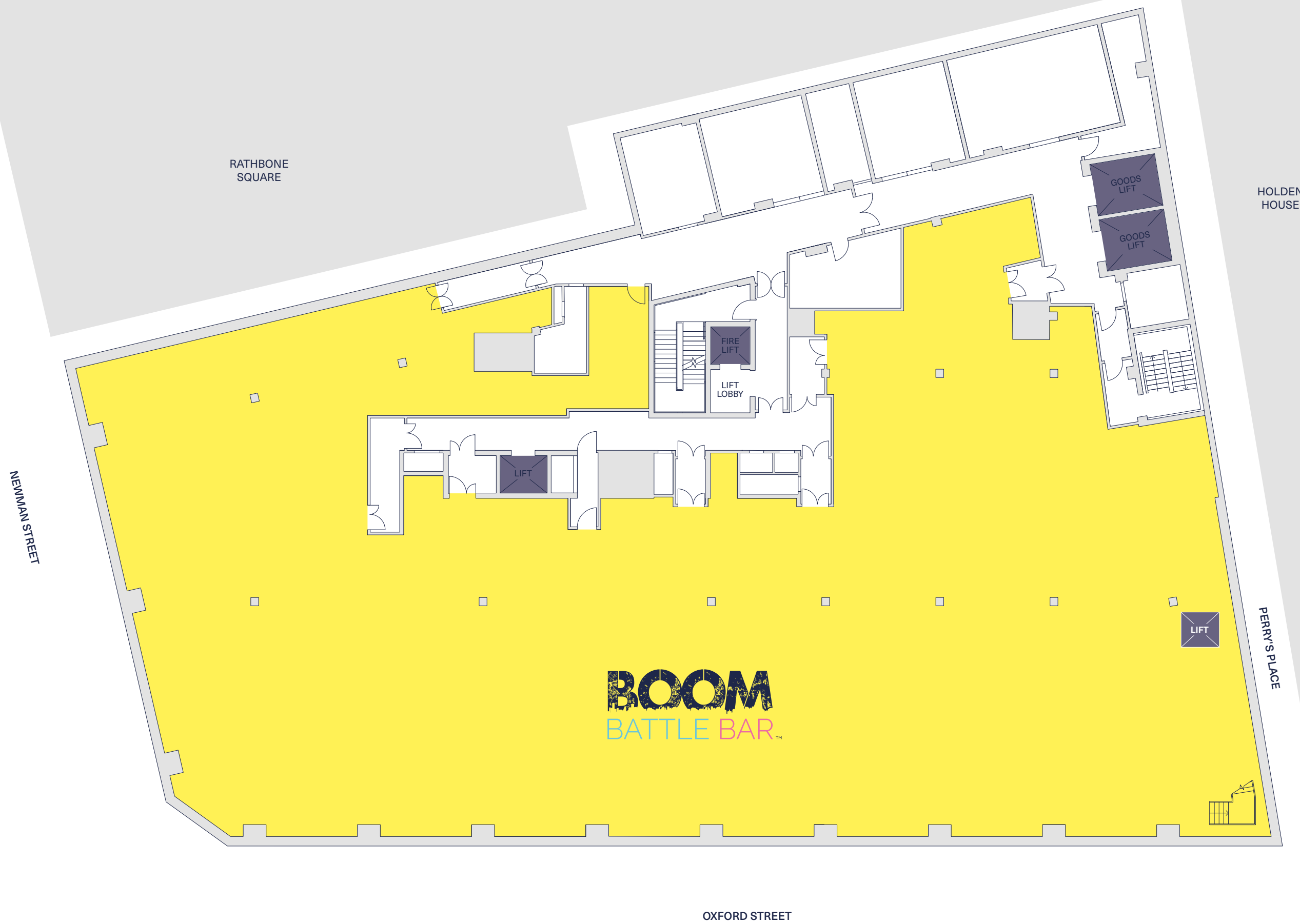
# FIRST FLOOR

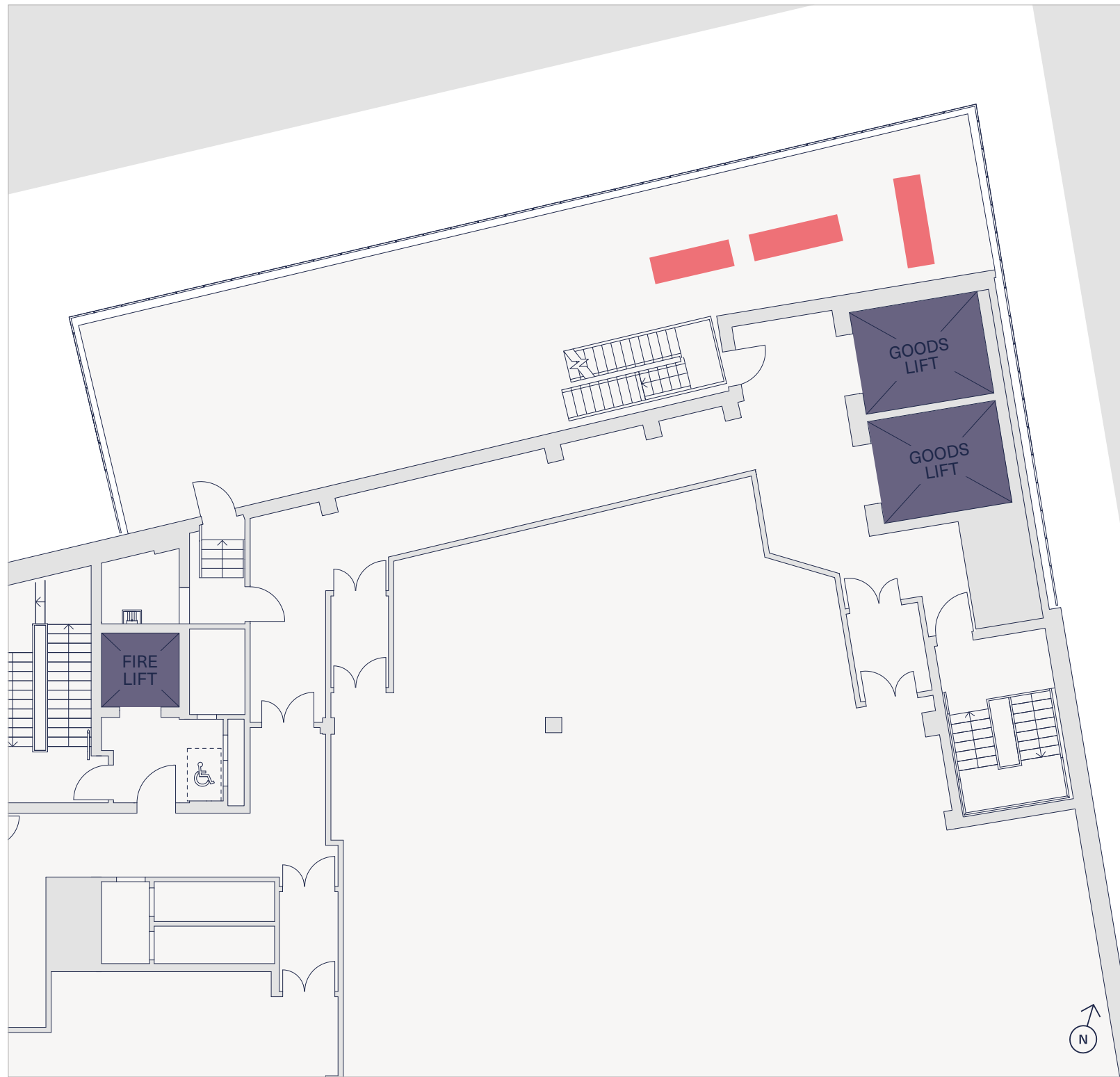
	sq ft	sq m
Unit 1	Pandora	
Unit 2	Reserved	
Unit 3	Reserved	
Unit 4	Reserved	
Unit 5	Boom Battle Bar	
<b>Total</b>	<b>13,463</b>	<b>1,250</b>

 Potential lift location



# LOWER GROUND FLOOR

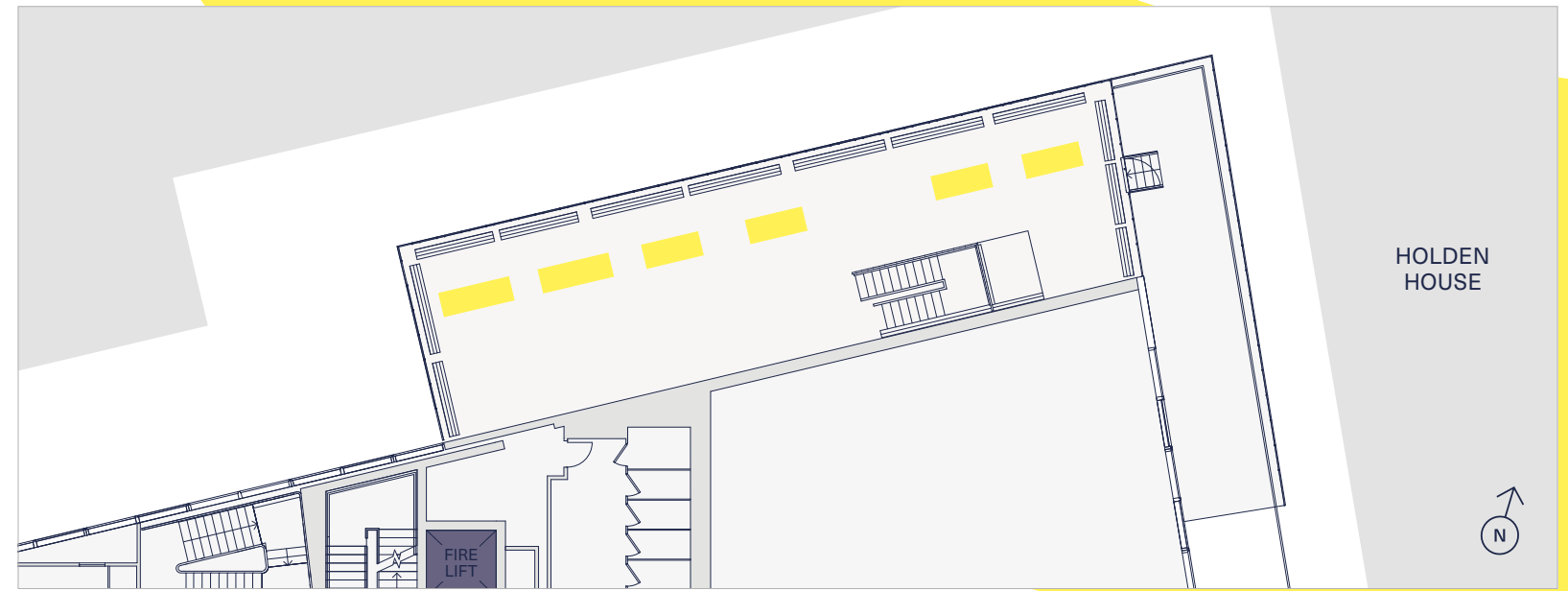




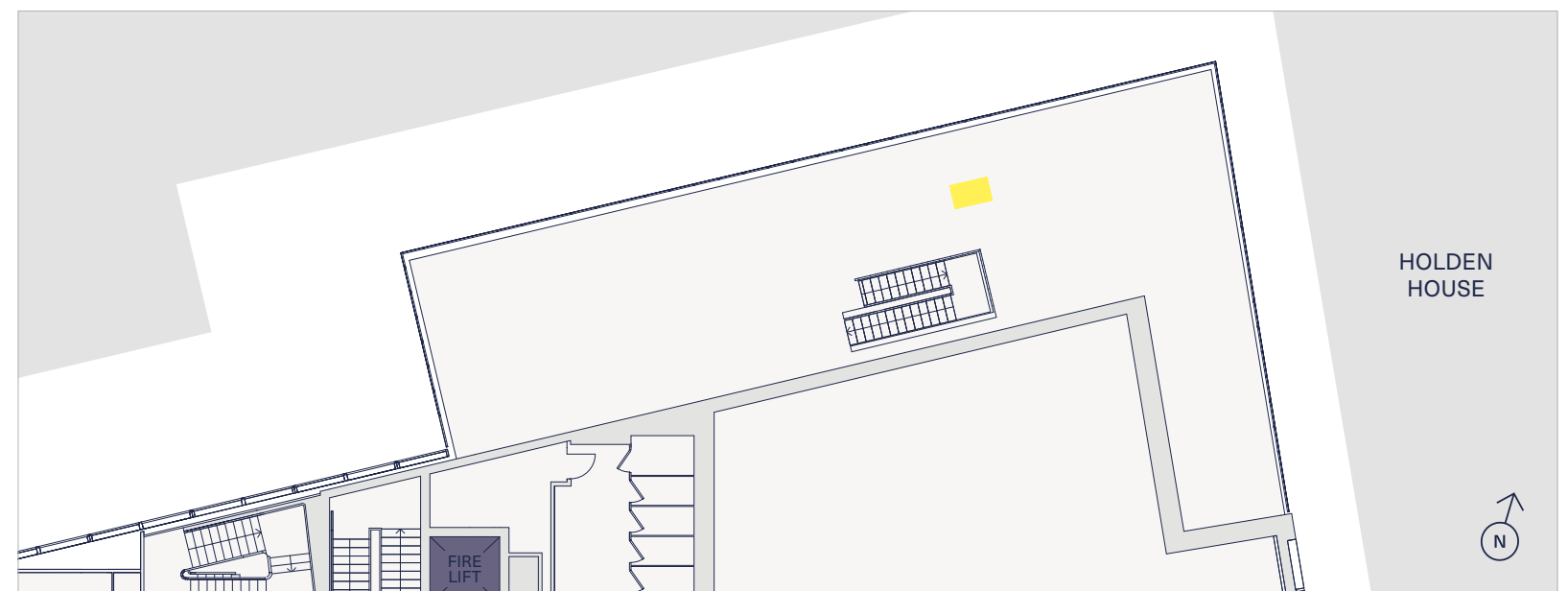
FIRST FLOOR



FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR

# PLANT LOCATIONS

- Pandora
- Unit 2
- Reserved
- BBB

HOLDEN HOUSE



HOLDEN HOUSE



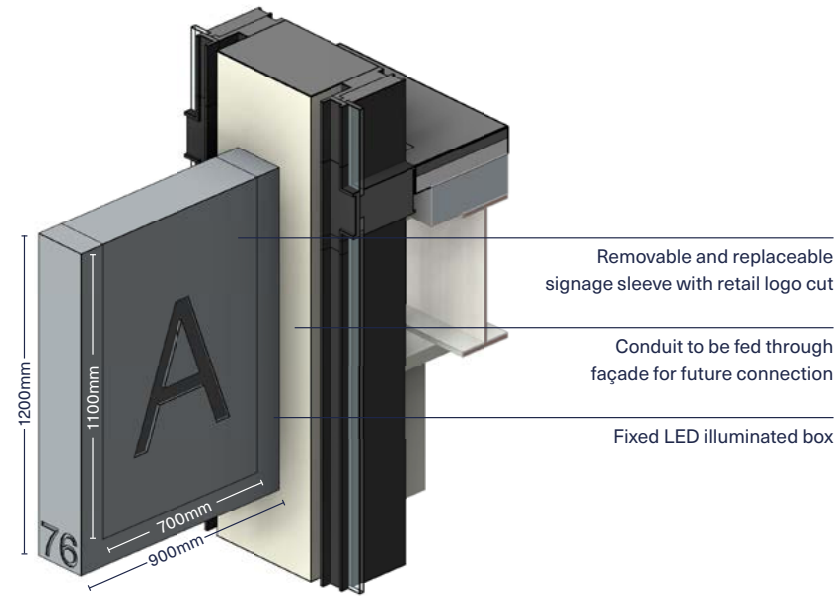
HOLDEN HOUSE





# SPACE TO SHOWCASE YOUR BRAND

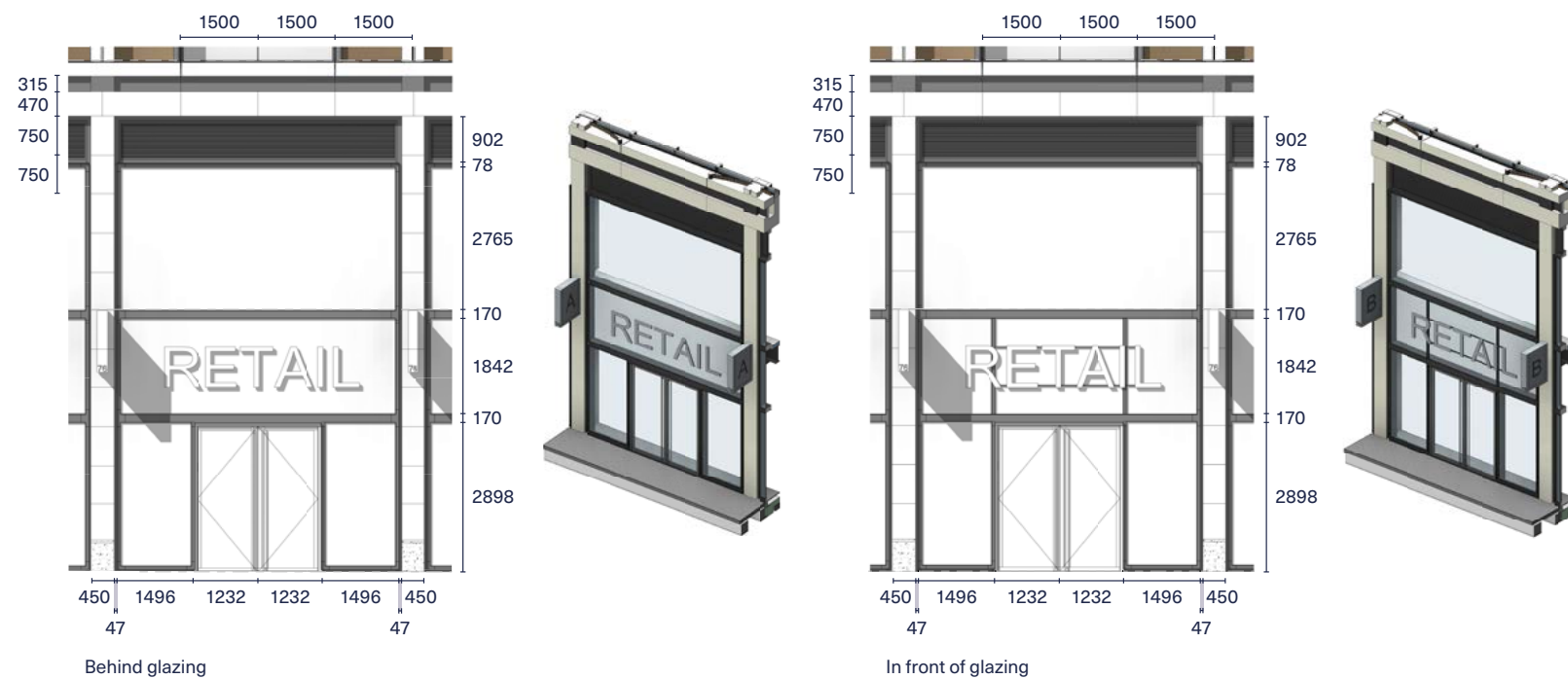
## ILLUMINATED FLAG SIGNAGE



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

---

# CONTACT

**nashbond**  
ALL ABOUT LONDON

**Richard Scott**  
07900 192 739  
rscott@nashbond.co.uk

**Andrew Bond**  
07799 061 990  
abond@nashbond.co.uk

**KENNINGHAM**  
**RETAIL**

**Mark Serrell**  
07885 389 435  
marks@kenninghamretail.com

**David Kenningham**  
07785 956 977  
dk@kenninghamretail.com

---

70-88OXFORDSTREET.COM

A development by

**GPE.**



70-88OXFORDSTREET.COM