



106b



106B
NEW OXFORD STREET
LONDON WC1

FANTASTIC
LEISURE
OPPORTUNITY



**Fantastic leisure opportunity
totalling 6,612 sq ft**



Basement trading area



Basement trading area

Location

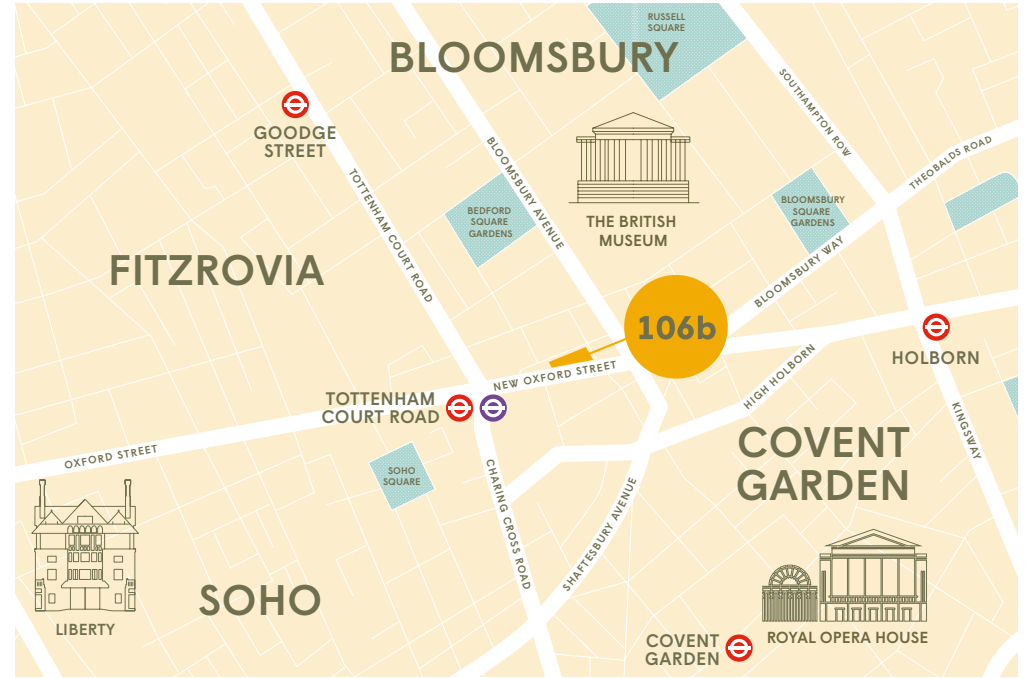
The immediate area is one of the most exciting areas in central London. With significant investment and a dramatic uptick in footfall, has established New Oxford Street as a prime F&B destination. One of the only few retail pitches to be asset managed by a single landlord has allowed the destination to be revitalised and carefully curated. Surrounded by established competitive socialising operators including Sandbox and Flight Club as well as internationally known tourist attractions like The British Museum, Outernet, Dominion Theatre and Shaftesbury Theatre.



Arcade Food Hall & Bar



Shaftesbury Avenue



Nimax Theatre



Outernet London



Covent Garden Piazza



Arcade Food Hall & Bar

Now an established prime office district with a broad mix of blue-chip occupiers has cemented the weekday pitch into a bustling location

Palantir

MONEYSUPERMARKET

UTA
BNP PARIBAS
MONDAY.COM

NETFLIX

ESTÉE LAUDER

skyscanner
WB

Google
NBCUniversal

McKinsey & Company



APOLLO
RESEARCH

GSK

Rothsay life

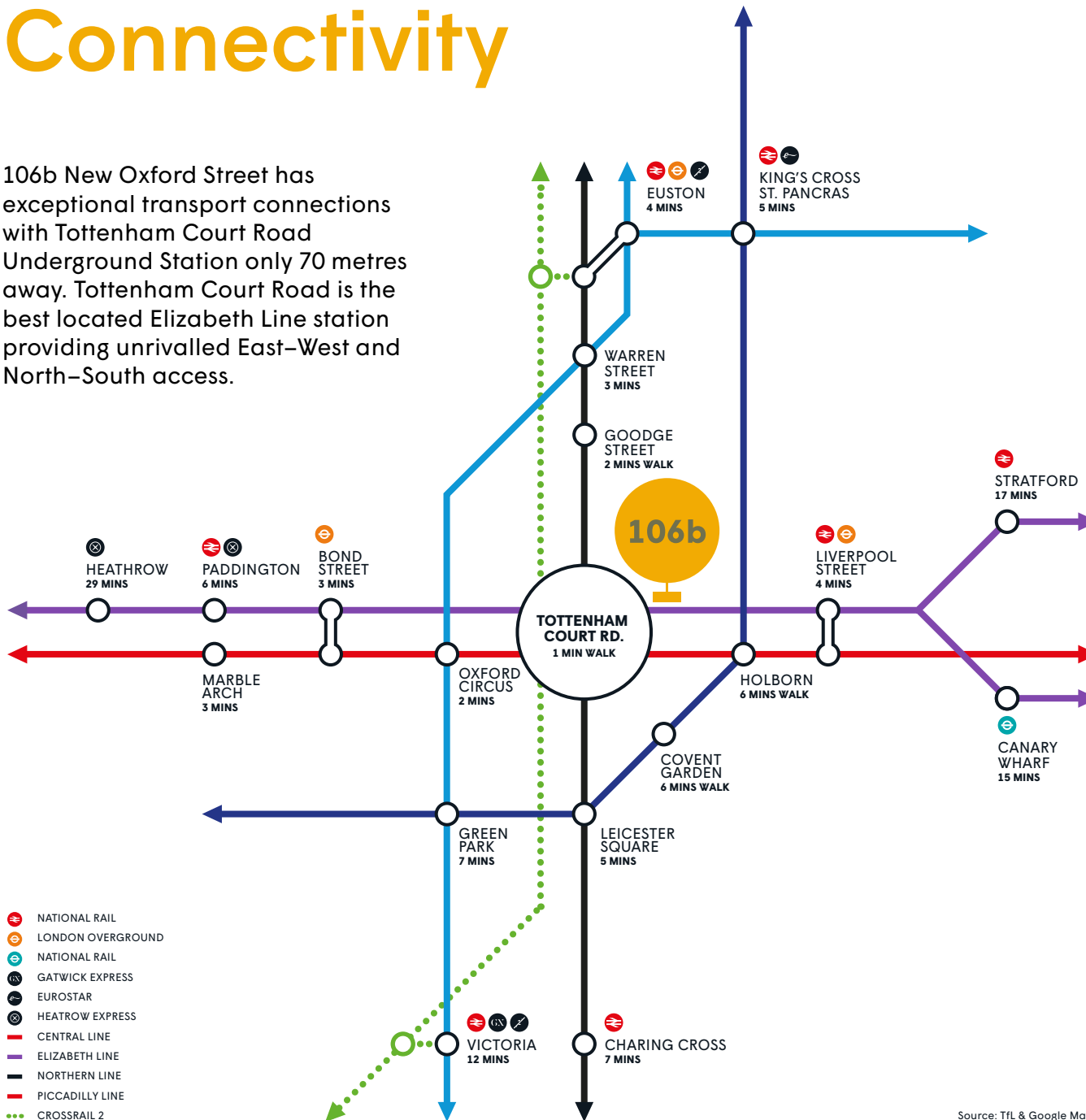
THE BRITISH MUSEUM

H&M

twitch

Connectivity

106b New Oxford Street has exceptional transport connections with Tottenham Court Road Underground Station only 70 metres away. Tottenham Court Road is the best located Elizabeth Line station providing unrivalled East-West and North-South access.



Now the busiest station in central London

200m

Annual passengers

600k

average journeys per day

+10%

London's rail capacity

28 mins

to Heathrow Airport

+1.5 m

people to reach TCR in 45 mins

Tenant Lineup



The Space

Unit 106b

Ground	538 sq ft
Basement	5,274 sq ft (4m ceiling heights)
Sub-basement:	800 sq ft (storage only)
Total GIA	6,612 sq ft

Occupational Costs

Rent	£325,000 pa
Service Charge	£47,000 pa
Rates	TBC

Planning

Class E.

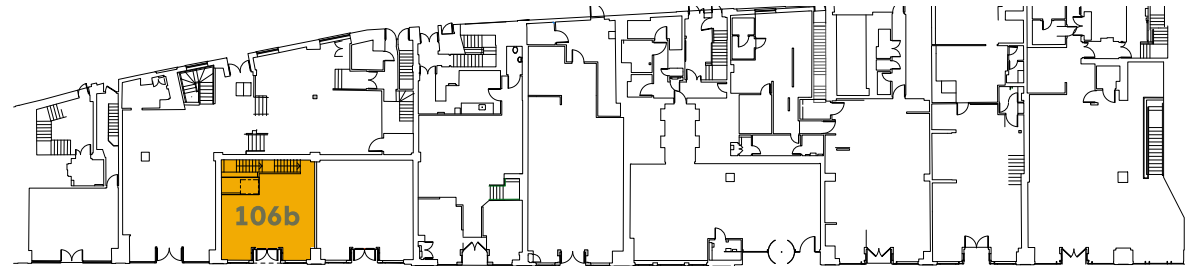
Licensing

Tenants to make their own enquiries.
Note, All Bar One adjacent trade until 1am
and Flight Club opposite until 2am.



Ground Floor

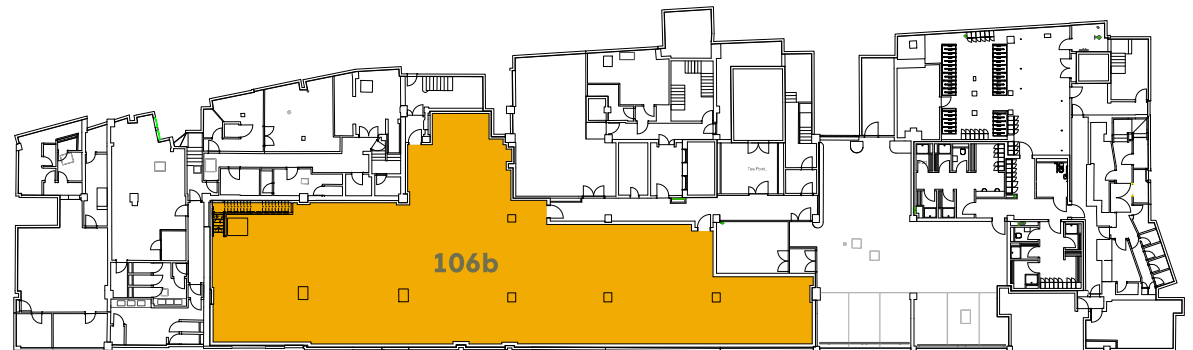
538 sq ft / 50 sq m



Oxford Street

Basement

5,274 sq ft / 490 sq m



Oxford Street

Further Information

Viewings

Strictly through the sole letting agents.

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