

**A UNIQUE RETAIL OPPORTUNITY  
IN A FLAGSHIP LOCATION**

**LONDON W1**

**5  
OXFORD ST  
C**



## OPPORTUNITY

Up to 30,000 sq ft of retail space available on one of London's busiest and most iconic shopping streets.

### Key Attributes



5m floor to ceiling heights.



Prominent plate glass window frontage.



Sales area and excellent basement storage.



Ample rear loading and unloading facilities.

### Can be split into two large units



Prominent corner unit of 21,350 sq ft with a ground floor of 1,350 sq ft and a first floor sales area of 20,000 sq ft.



Prime unit of 9,250 sq ft with 3,250 sq ft on ground floor and basement sales area of 6,000 sq ft.

Exterior CGI of the corner of Portman and Oxford Street







Oxford Street is undergoing a £2.9 billion investment with £150m in public realm enhancements creating and improving one of the world's foremost shopping streets.



## LOCATION



Oxford Street is already home to the biggest names. The introduction of new amenities such as Selfridges Cinema and The Hard Rock Hotel ensure the area will continue to be a leading lifestyle destination.

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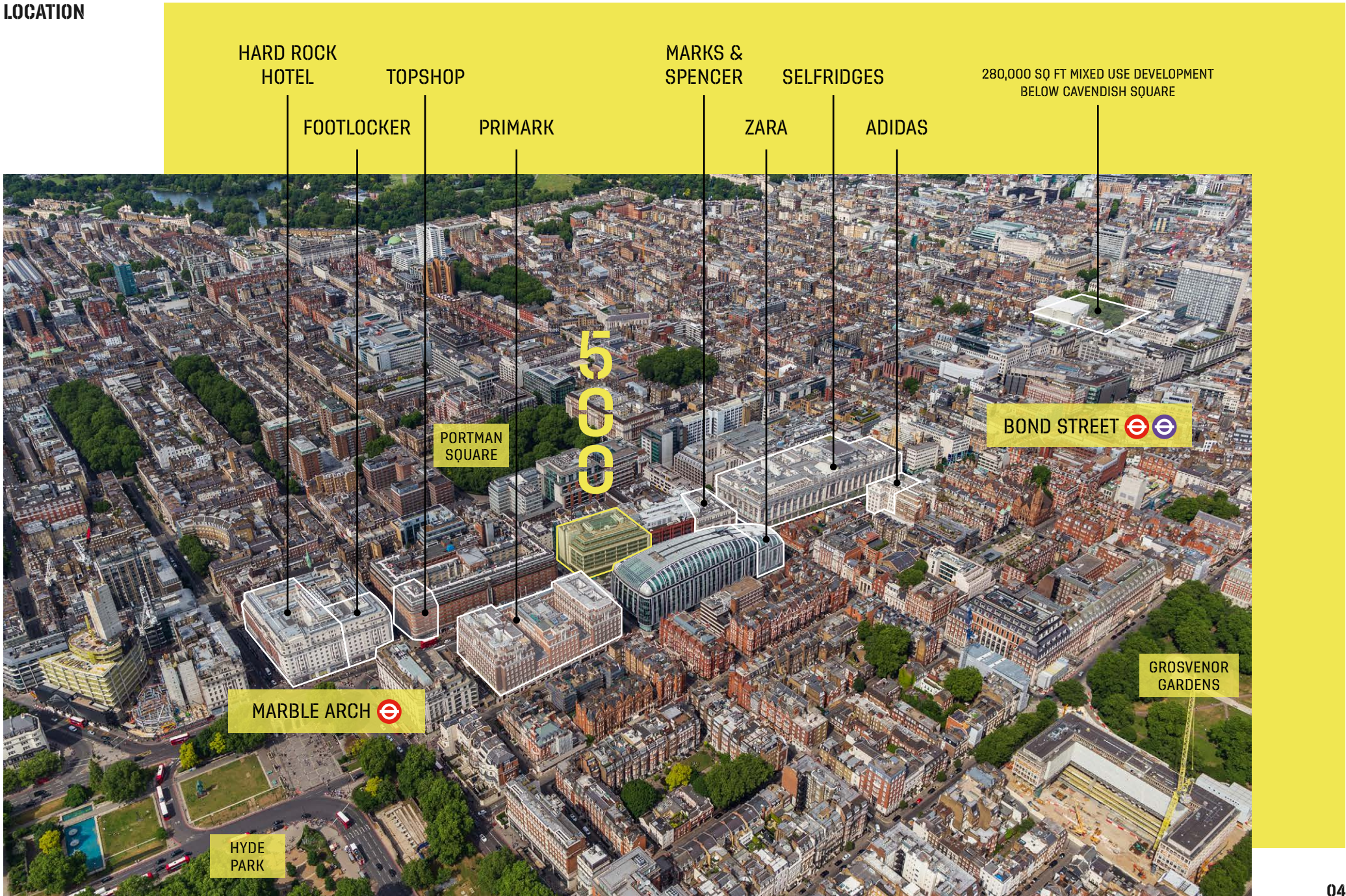
Oxford Street continues to be a world-renowned retail thoroughfare, with established names being joined by new trend-setters.

The introduction of the Elizabeth Line (Crossrail) at Bond Street will further enhance the footfall of the street, making it easily accessible to an even wider audience.





LOCATION





## OXFORD STREET DEMOGRAPHICS



14 million annual visitors, weighted towards the section West of Oxford Circus, 88m vs. 52m in the East.

Source: Springboard, 2019



Bond Street Underground Stations gets over 37 million entries and exits per year.



Typical dwell time on Oxford Street tends to be around 1-3 hours.



Oxford Circus Underground Stations gets over 92 million entries and exits per year.

Source: TfL, 2016



Marble Arch Underground Stations gets over 15 million entries and exits per year.



The new Elizabeth line will open early 2021 and is projected to boost footfall to the West End by 55% with an additional 91 million visits area.

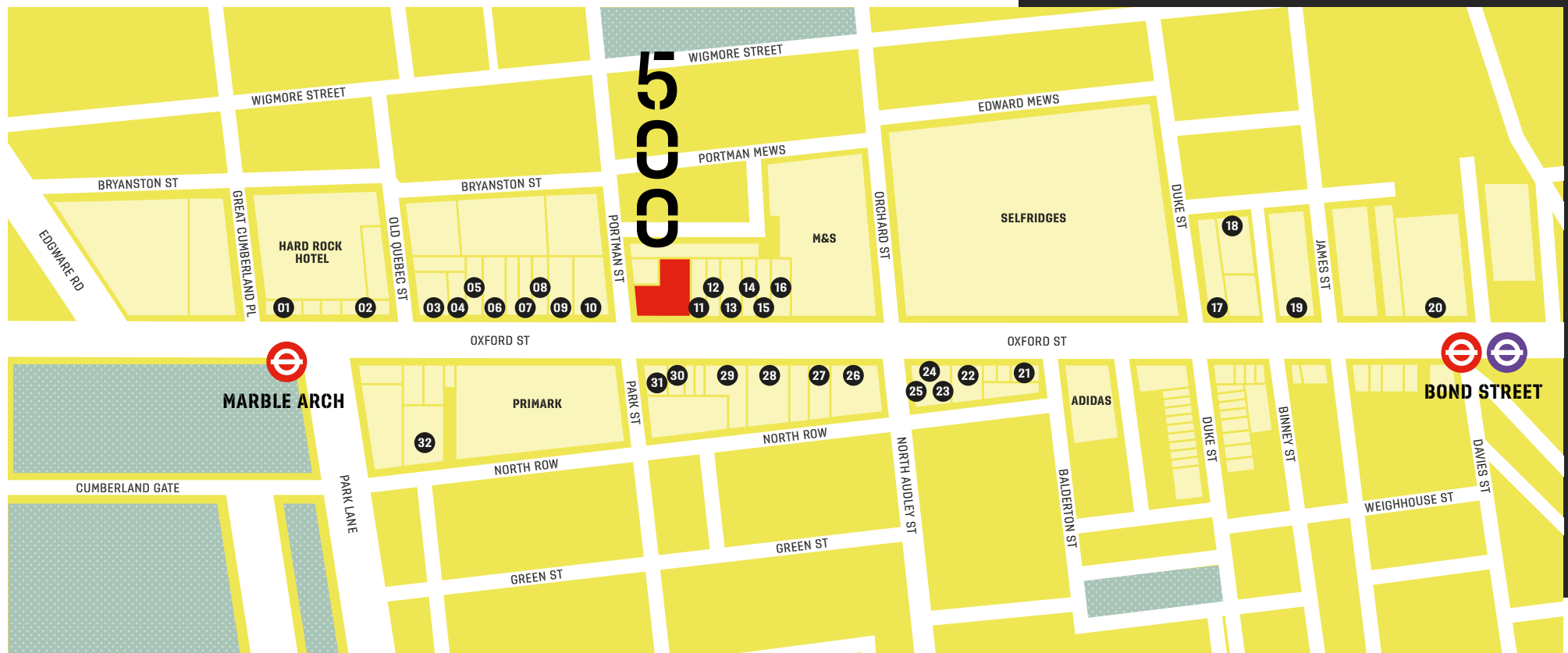
Source: NWECA and ARUP Research, 2019



## GOAD

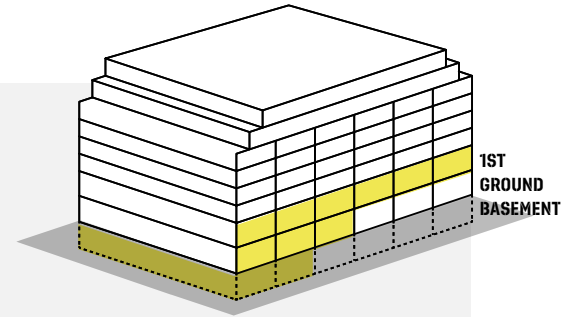
01 Pret	09 Superdrug	17 French Connection	25 Omega
02 Footlocker	10 Next	18 Busaba Eathai	26 Zara
03 Topshop	11 Dune	19 Gap	27 Pandora
04 Wallis	12 EE	20 Forever 21	28 River Island
05 Geox	13 Russell & Bromley	21 & Other Stories	29 Urban Outfitters
06 Holland & Barratt	14 Clarks	22 Ecco	30 Links of London
07 Ann Summers	15 Vodafone	23 Dyson	31 Follie Follie
08 Boots	16 Schuh	24 Tag Heuer	32 Marriott Hotel

Oxford Street has an ideal occupier mix, with bustling retailers sitting amongst vibrant restaurant and prime hotel offerings.

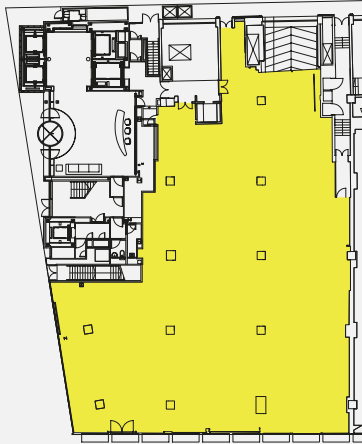


# 494-502 OXFORD ST

30,600 SQ FT / 2,843 SQ M

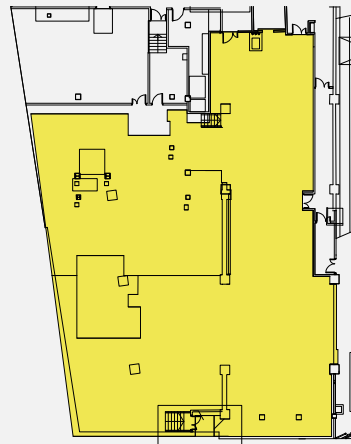


GROUND FLOOR 1,350 SQ FT / 125 SQ M



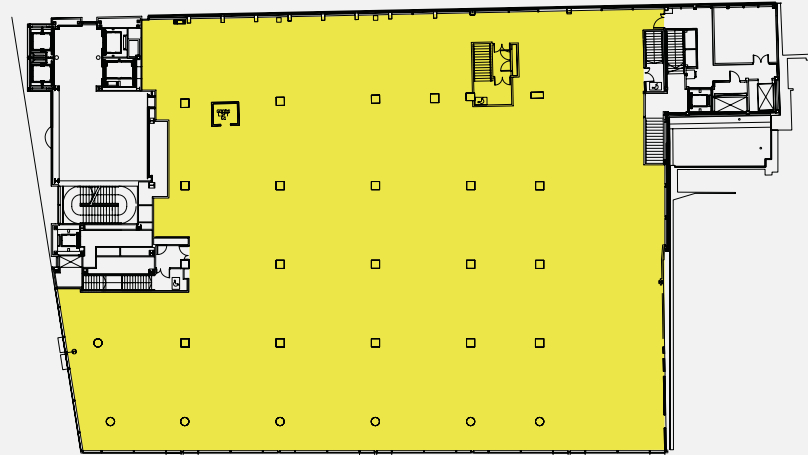
OXFORD STREET

BASEMENT FLOOR 6,000 SQ FT / 557 SQ M



OXFORD STREET

FIRST FLOOR 20,000 SQ FT / 1,858 SQ M



OXFORD STREET

NORTH

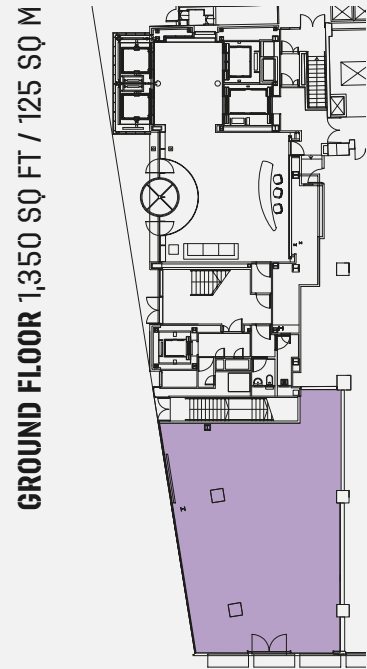
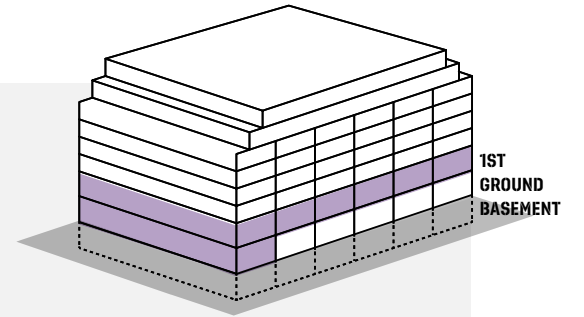


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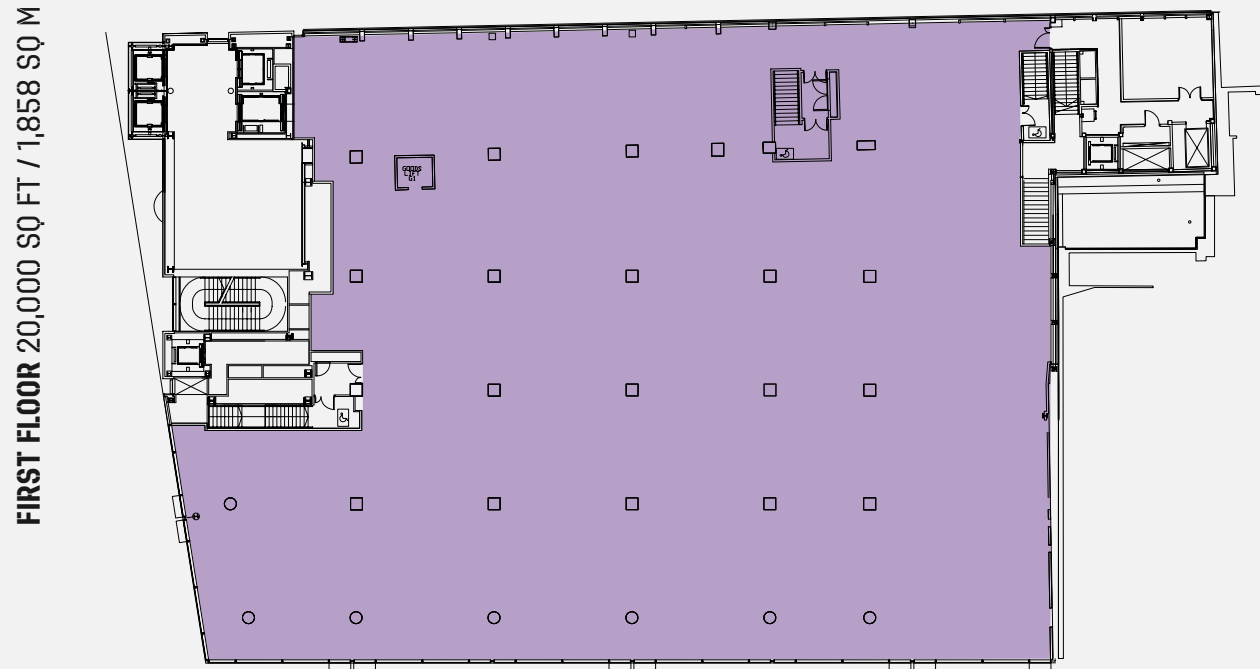
# 502-504 OXFORD ST

21,350 SQ FT / 1,983 SQ M



GROUND FLOOR 1,350 SQ FT / 125 SQ M

OXFORD STREET



FIRST FLOOR 20,000 SQ FT / 1,858 SQ M

OXFORD STREET

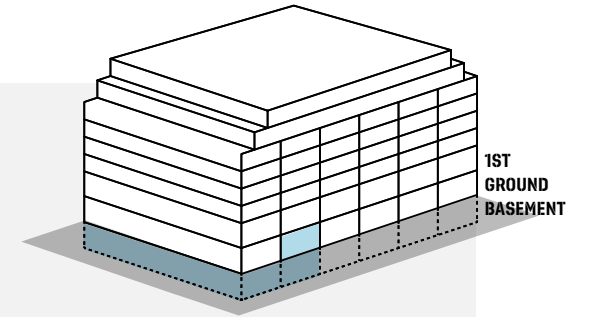
NORTH



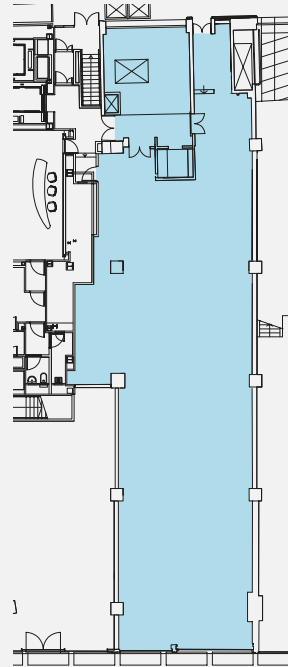
For indicative purposes only. Not to scale.



**498-500 OXFORD ST**  
9,250 SQ FT / 859 SQ M

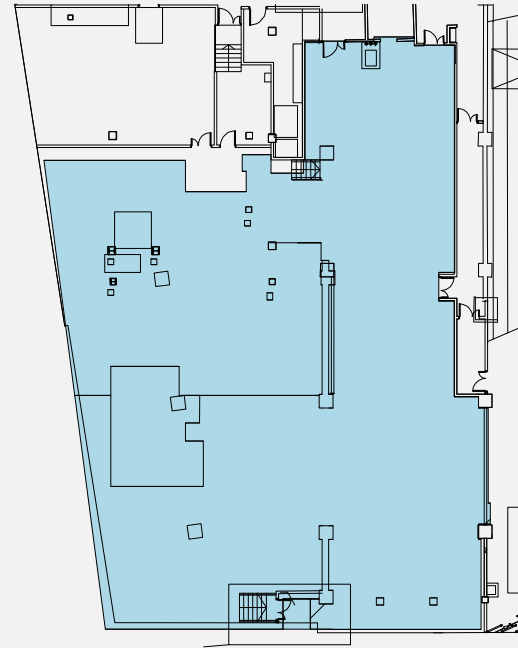


**GROUND FLOOR 3,250 SQ FT / 302 SQ M**



OXFORD STREET

**BASEMENT FLOOR 6,000 SQ FT / 557 SQ M**



OXFORD STREET

Accommodation retail units of existing occupiers for reference only.

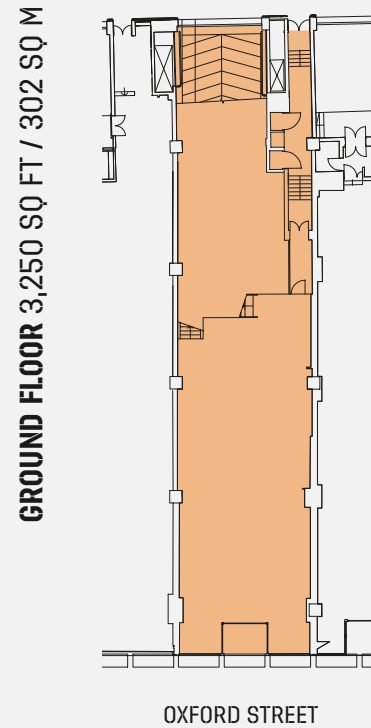
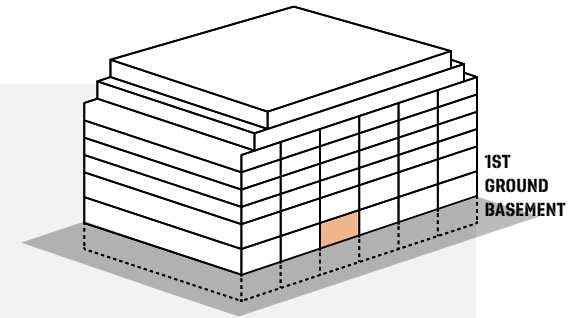
NORTH



For indicative purposes only. Not to scale.



**494-496 OXFORD ST**  
3,250 SQ FT / 302 SQ M



NORTH



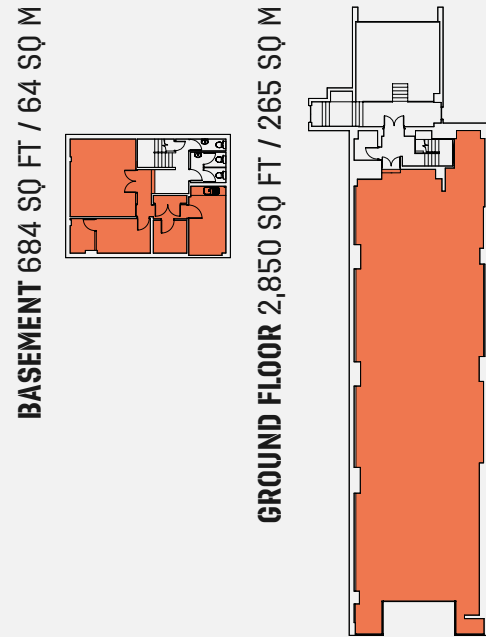
For indicative purposes only. Not to scale.



### 490-492 OXFORD ST

3,534 SQ FT / 328 SQ M

DUNE



Accommodation retail units of existing occupiers for reference only.

NORTH

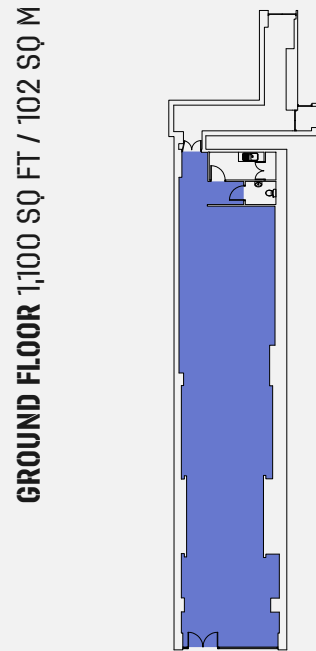


OXFORD STREET

### 488 OXFORD ST

1,100 SQ FT / 102 SQ M

EE

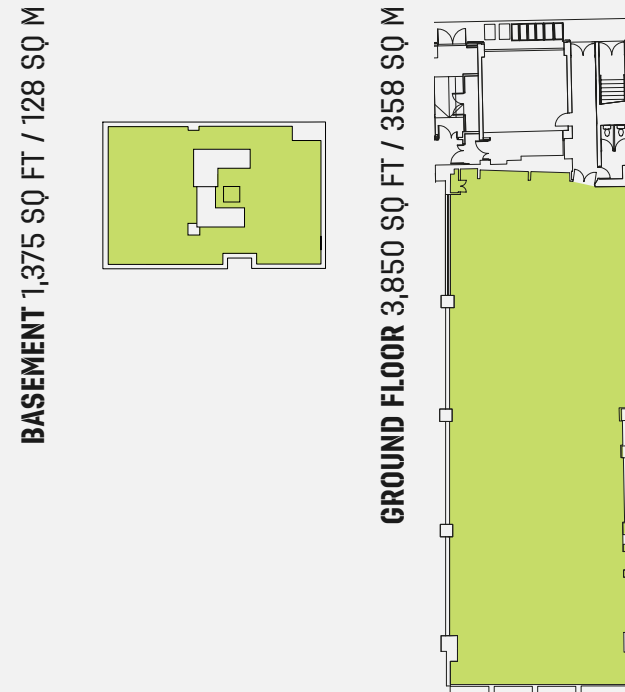


OXFORD STREET

### 484-486 OXFORD ST

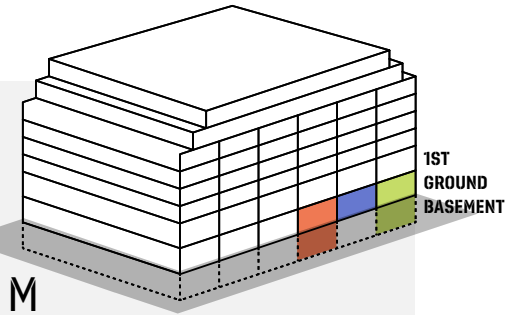
5,225 SQ FT / 486 SQ M

RUSSELL & BROMLEY



OXFORD STREET

For indicative purposes only. Not to scale.





## FURTHER INFORMATION

### Lease

To be for a term by arrangement.

### Rent

On application.

### EPC

Available on request.

### Rateable Values

On application.

### Viewing

Strictly through sole letting agents:

#### Jeremy Grey

+44 (0)20 8349 7171

[jhg@jamesandrew.co.uk](mailto:jhg@jamesandrew.co.uk)

#### Roy Somerston

+44 (0)20 7317 1572

[rsomerston@jamesandrew.co.uk](mailto:rsomerston@jamesandrew.co.uk)

**JAMES ANDREW  
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