

345

OXFORD

ST.

**1,592 - 6,386 SQ FT MEDIA STYLE OFFICE
SPACE WITH TERRACE AVAILABLE TO LET**

FOR FLEXIBILITY

The available accommodation has been refurbished to a contemporary media-style specification. The building's common areas will also shortly undergo refurbishment.

The 3rd floor is fully fitted and is offered as 'plug and play' by arrangement. The 5th floor benefits from a private roof terrace with fantastic views.

Ultra-fast fibre broadband coverage is available throughout 345 Oxford Street.



5th floor



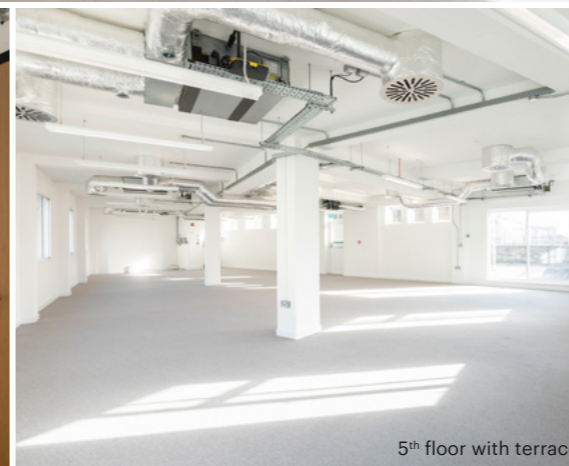
3rd floor



5th floor



3rd floor



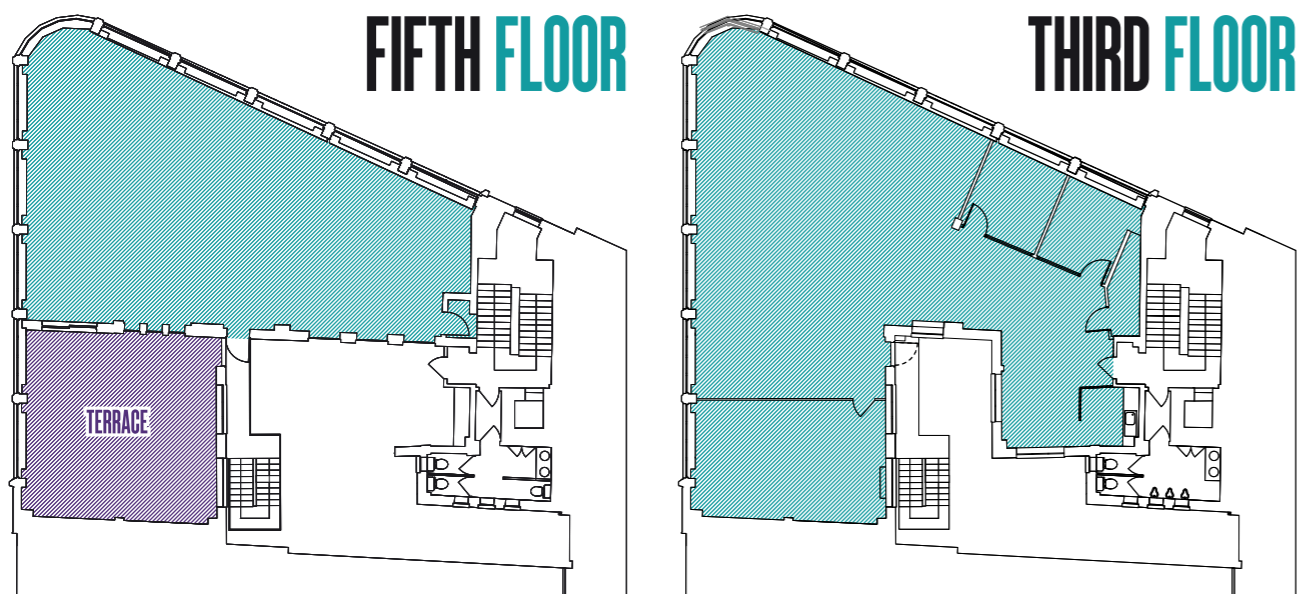
5th floor with terrace

SPECIFICATION

- Bright, open plan space
- Refurbished office accommodation
- Excellent natural light
- Roof terrace on 5th floor
- 3rd floor fitted out
- Four-pipe fan-coil air conditioning
- Exposed services
- Excellent floor to ceiling height
- Passenger lift
- Fibre on each floor
- Common parts to be refurbished

ACCOMMODATION

FLOOR	SQ FT	SQ M	AVAILABILITY
5th	1,592	148	Available
3rd	2,397	223	Available
2nd	2,397	223	Available
Total	6,386	594	(approx)



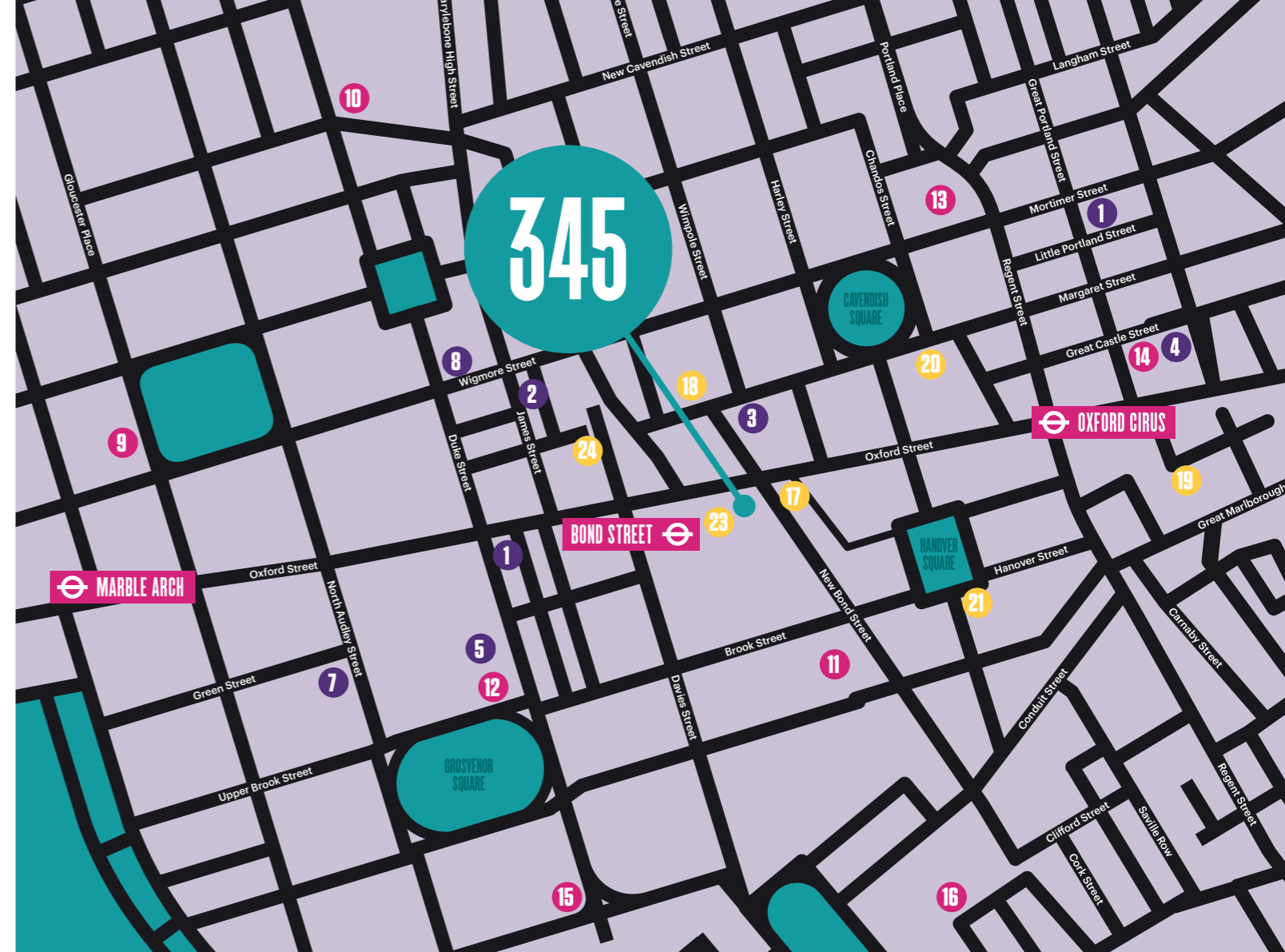
FOR CONNECTIVITY

345 Oxford Street occupies a prominent position on the south side of Oxford Street at its junction with Woodstock Street, immediately to the west of its junction with New Bond Street. The property is served by excellent communications situated midway between Oxford Circus and Bond Street Stations (Bakerloo, Central, Victoria and Jubilee Lines).

					
Kings Cross St. Pancras 4 mins	Waterloo 5 mins	Paddington 8 mins	London Bridge 8 mins	Bank 10 mins	Liverpool St. 12 mins

FOR ENTERTAINING

From the renowned high street names on Oxford Street, to the luxury brands of Bond Street and the independent boutiques and restaurants around St Christopher's Place, 345 Oxford St. is set amongst an array of distinctive personality.



FOR FOOD

- 1 Burger & Lobster
- 2 Cocochan
- 3 Beast
- 4 Côte Brasserie
- 5 The Colony
- 6 Aqua Kyoto
- 7 Roka Mayfair
- 8 Zoilo

FOR DRINK

- 9 The Churchill Bar
- 10 Clarette
- 11 Mews of Mayfair
- 12 The Luggage Room
- 13 Artesian
- 14 London Cocktail Club
- 15 Connaught Bar
- 16 Mr Fogg's Residence

YOUR NEIGHBOURS

- 17 Next Plc
- 18 CBRE
- 19 Pontegadea
- 20 Great Portland Estates
- 21 Glencore
- 22 Apple
- 23 UK and European
- 24 Unite Group

TERMS

The offices are available by way of a new lease for a term by arrangement direct from the landlord. Rent on application.

FOR VIEWINGS

Viewings are available through the joint sole letting agents:

Charlie Killen

020 7009 2301

ckillen@edwardcharles.co.uk

Julian Leech

020 7522 8525

jleech@mellersh.co.uk

Katie Dart

020 7009 2321

kdart@edwardcharles.co.uk

Sammy Conway

020 7522 8524

sconway@mellersh.co.uk

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& PARTNERS W 1
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