



THE LANGHAM ESTATE

PRIME RETAIL SPACE TO LET

146-148 Oxford Street, London W1

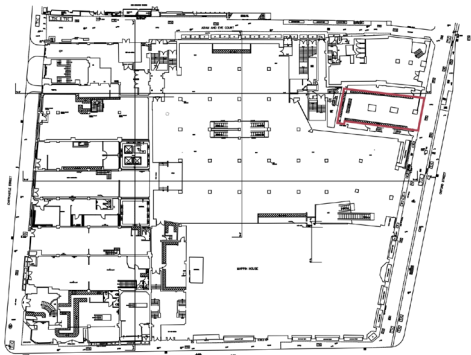
GROUND & BASEMENT | 3,355 sq ft / 311.68 m<sup>2</sup>

1st - 4th Floors  
Class E / D1 SPACE ALSO  
AVAILABLE - 3,000 SQ FT

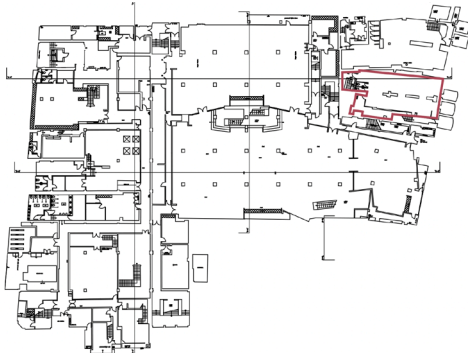




#### GROUND FLOOR



#### BASEMENT FLOOR



The building is located on the North side Oxford Street, between Winsley Street and Wells Street. Situated in the heart of this international retail thoroughfare, this building is a short walking distance from Oxford Circus and Tottenham Court Road Station. Located on a prominent position on the north side of Oxford Street (East of Oxford Circus). Nearby the new Crossrail line and retailers including **Dune**, **M&S** and **Sports Direct** to name but a few.

1st to 4th Floors also available - 3,000 sq ft. Rare opportunity to lease a whole building on Oxford Street.

The property is arranged over the Ground Floor and Basement (sales).

**GROUND FLOOR (Sales): 1,675 sq ft | 155.61 m<sup>2</sup>**

Gross Frontage 8.99 m | 29 ft 6"

Net Width 8.63 m | 28 ft 3"

Internal Depth 17.04 m | 55 ft 9"

**BASEMENT (Sales): 1,440 sq ft | 133.78 m<sup>2</sup>**

Basement Vaults 240 sq ft | 22.29 m<sup>2</sup>

**TOTAL AREA: 3,355 sq ft | 311.68 m<sup>2</sup>**



**Also Available:** 142-144 Oxford Street, Ground / Basement / 1st Floor - 5,161 sq ft | 479.46 m<sup>2</sup>

**EPC Rating: C**

#### RENT

On application

#### LEASE

A new Full Repairing & Insuring Lease is available for a term by arrangement, outside the Landlord & Tenant Act 1954.

#### POSSESSION

Immediate upon completion of legal formalities

For further information call

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