

# Unit 3

1 NEW OXFORD STREET | LONDON | WC1A 1NU

### Location

The subject property is located in the heart of midtown on New Oxford Street, near the Hoxton Hotel.

The property is easily accessible by all transport modes, with Holborn & Tottenham Court Road tube station also a short walk away.

Nearby occupiers include; Pizza Union, 1REBEL, Papa Noodle, Happy Lamp Hot Pot, Foxtons.

### Accommodation

The property is arranged over ground floor only providing the following approximate net internal floor area:

Ground :	536 sq ft	49.80 sq m
<b>Total:</b>	<b>536 sq ft</b>	<b>49.80 sq m</b>

### Term

The property is available on a new full repairing and insuring Lease.

### Rent

On application.

### Rates

Rateable Value (April 23) : £38,500  
Interested parties are advised to make their own enquires.



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LEISURE

## EPC

Certificate available on request.

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## Viewing

For further information, please contact:

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## SUBJECT TO CONTRACT

UNIT 3, NO, 1 NEW OXFORD  
ST, LONDON WC1A 1NU



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