



**334-348
OXFORD
STREET**

**-
LONDON W1**

**UNIQUE SHORT TERM OPPORTUNITY
UP TO 340,000 SQ FT**

DESCRIPTION

A truly unique opportunity to occupy an entire island on Oxford Street in one of the most dramatic retail buildings in the West End.

334-348 Oxford Street has been substantially refurbished to include the UK's first ever 'kinetic facade'. Designed by Ned Khan, 187,000 aluminium shingles cover the whole building creating one of the most eye catching, flagship spaces on Oxford Street.

Escalators connect seven vast floors throughout the entire building, a beautiful glass atrium pours natural light through each floor.

Currently the retail is arranged over five floors, basement to 3rd – whilst the 4th and 5th floors are fully fitted offices – which can be separated by agreement.



SPECIFICATION



Escalators to each floor



Superb floor to ceiling heights on each floor



Dedicated loading bay



Passenger lifts to all floors



Powerful signage



High quality retail fit out / restaurant extraction

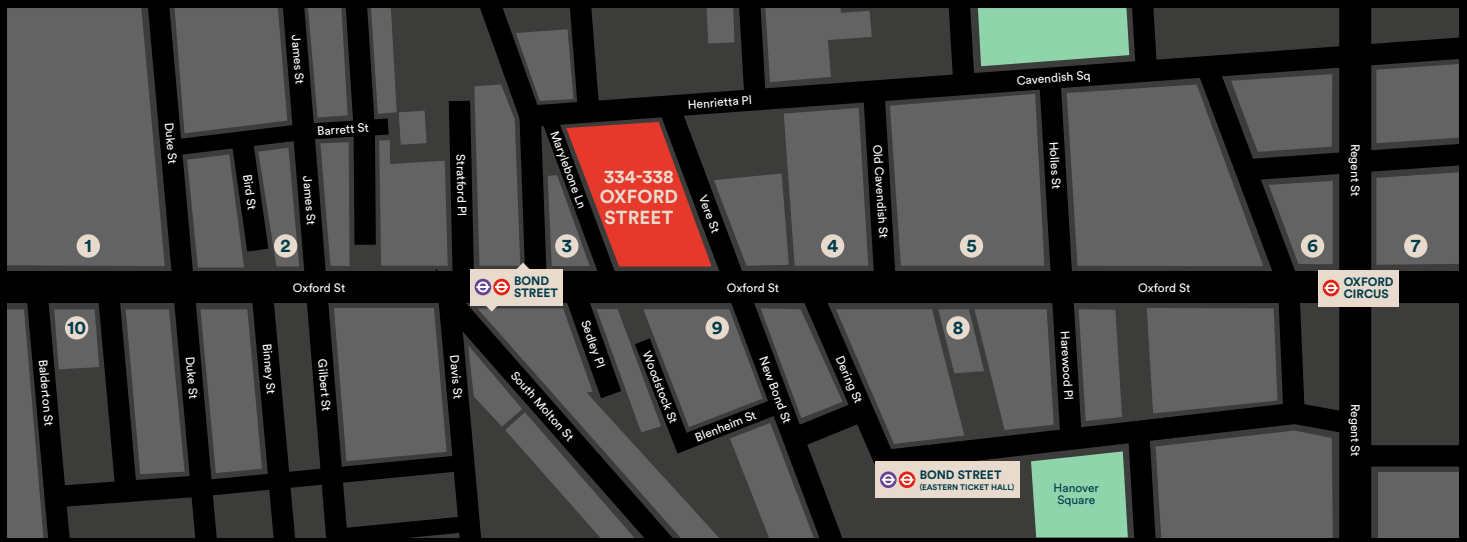




ACCOMMODATION (GIA)

Floor	Sq Ft	Sq M
Ground	48,047	4,463.7
First	47,619	4,424.0
Second	47,531	4,415.3
Third	47,682	4,429.8
Fourth (offices)	47,656	4,427.4
Fifth (offices)	45,910	4,265.2
Lower Ground	57,114	5,306.1
Total	341,559	31,731.5





LOCAL OCCUPIERS



TERMS

Upon Application.

Use Class E

Retail, restaurant, gym/leisure, gallery/arts/culture, co-working/office, healthcare.

Viewings

Strictly by appointment only via the freeholders joint agents, staff unaware.

Nigel Costain
07768 614 660
nigel.costain@cbre.com

Mark Serrell
07885 389 435
marks@kenninghamretail.com

Steven Stedman
07967 697 920
steven.stedman@cbre.com

David Kenningham
07785 956 977
dk@kenninghamretail.com

334OXFORDSTREET.COM

CBRE

**KENNINGHAM
RETAIL**

Misrepresentation Act 1967 1. Particulars: these particulars are not an offer on contract, nor part of one. You should not rely on statements made by CBRE in these particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CBRE haven't any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: the photographs and computer generated images show only certain parts of the property as they appeared at the time they were taken/created. Areas, measurements and distances given are approximate only. 3. Regulations etc: any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find about by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: the VAT position of the building may change without notice. The code of leasing premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. September 2020.