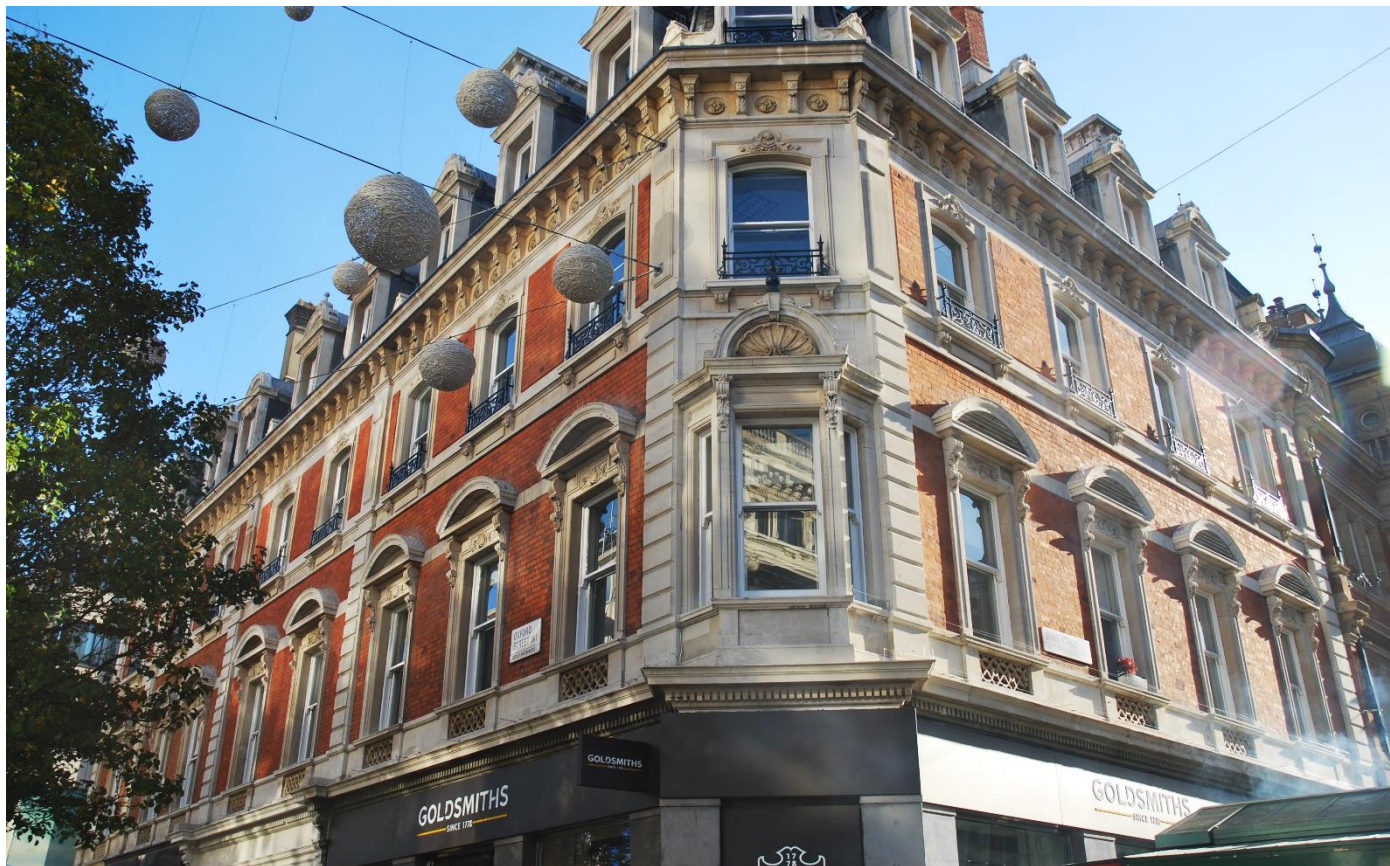


**411/413 Oxford Street, Mayfair, London,
W1C 2PF**



OFFICE TO LET | 1,511 - 4,831 sq ft NET



Location

Oxford Street is Europe's busiest retail street with key access to four main underground stations – Oxford Circus, Bond Street, Marble Arch and Tottenham Court. The western end of Oxford street boasts many high-end retail stores and brands including the world famous Selfridges. The location is home to London's most premier business and entertainment addresses and is renowned for its high quality office, retail and leisure provisions.

Description

The adjoining buildings at 411 & 413 Oxford Street can be let in their entirety comprising a combined area of 4,831 sq ft or as two self-contained individual properties totalling 1,511 sq ft and 3,320 sq ft respectively. 411 Oxford Street has its own entrance on the west side of Oxford Street and 413 Oxford Street benefits from an entrance located on Duke Street.

Floor Areas 411 Oxford Street

Floor	sq ft	sq m	
4th Floor	147	13.6	Storage
3rd Floor	443	41.1	
2nd Floor	458	42.5	
1st Floor	463	43.1	
TOTAL (approx.)	1,511	140.3	

Floor Areas 413 Oxford Street

Floor	sq ft	sq m	
4th Floor	473	43.9	Storage
3rd Floor	940	87.3	
2nd Floor	887	82.4	
1st Floor	1,020	94.7	
TOTAL (approx.)	3,320	308.4	
TOTAL ALL FLOORS	4,831	448.7	

Ray Walker, Partner

📞 020 7025 1399

Georgia Mason, Agency Surveyor

📞 020 7025 8945

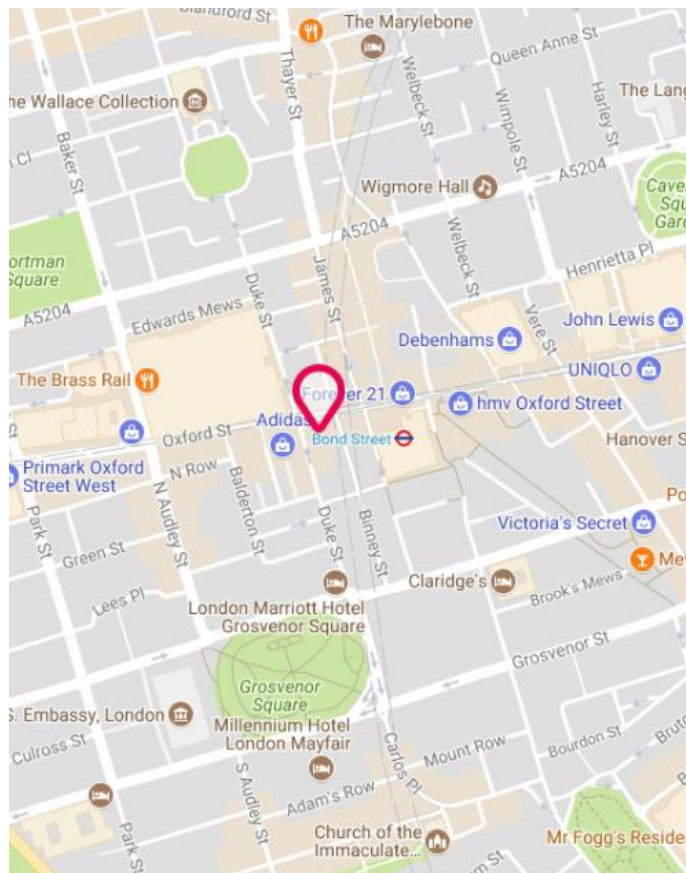
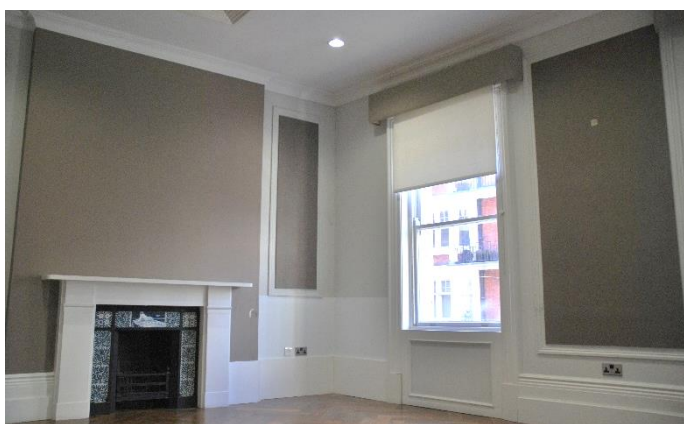
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2017

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W1C 2PF**



OFFICE TO LET | 1,511 - 4,831 sq ft NET



Terms

Tenure:	Leasehold
Lease:	New FRI lease/s available for a term to be agreed direct from the landlord
Rent:	£45.00 to £55.00 per sq ft
Rates:	Approximately £12.26 for 411 Oxford Street and £11.84 for 413 Oxford Street
Service Charge:	Upon Application

Amenities

- Self-contained
- Air cooling
- Excellent natural light
- 4 x WCs
- 2 x kitchens
- 1 x shower
- World renowned location

Ray Walker, Partner

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Subject to Contract October 2017