



THE LANGHAM ESTATE

PRIME RETAIL LOCATION TO LET

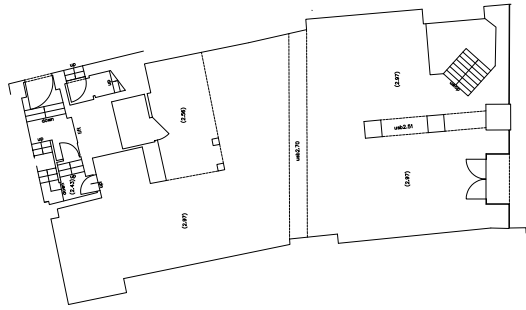
142-144 Oxford Street, London W1

GROUND & BASEMENT | 5,161 sq ft / 479.46 m<sup>2</sup>

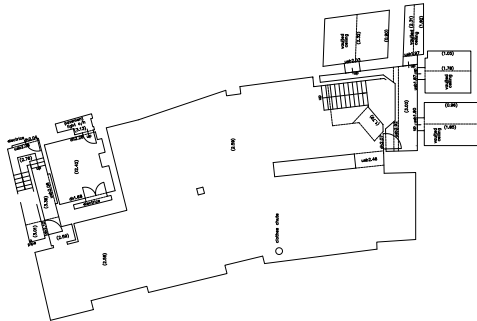
AVAILABLE  
1st Floor  
Office/Storage - 940 sq ft



## GROUND FLOOR



## BASEMENT FLOOR



Located on a prominent position on the north side of Oxford Street in the heart of this international retail thoroughfare, this building is a short walking distance from Oxford Circus, Tottenham Court Road Stations & the Elizabeth Line. Nearby the new Crossrail line and retailers including **Dune**, **M&S** and **Sports Direct** to name but a few.

1st Floor also available - 3,000 sq ft.

**The property is arranged over the Ground Floor and Basement (sales). There is an ancillary office/storage on the 1st floor.**

**GROUND FLOOR (Sales): 2,120 sq ft | 196.95 m<sup>2</sup>**

Gross Frontage 10.40 m | 34 ft 2"  
Net Width 10.17 m | 33 ft 4"  
Internal Depth 10.17 m | 33 ft 4"

**BASEMENT (Sales): 1,560 sq ft | 144.92 m<sup>2</sup>**

Basement Vaults 146 sq ft | 13.56 m<sup>2</sup>  
Basement Storage 395 sq ft | 36.69 m<sup>2</sup>

**TOTAL AREA: 5,161 sq ft | 479.46**

**Also Available:** 146-148 Oxford Street, Ground / Basement / 1st - 4th Floors - 6,355 sq ft

**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

**020 7580 5656**

LanghamEstate.com | MyNoho.co.uk

**MALCOLM COHEN**

malcolm.cohen@langhamestate.com

020 7907 4983

07768 156 577

**DANIEL YERSON**

daniel.yershon@langhamestate.com

020 7907 4986

07731 985 129

Offices | Retail | Restaurants | Showrooms | Residential | Storage



Langham Estate Management Ltd, London House, 9A Margaret Street, London W1W 8RJ

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