

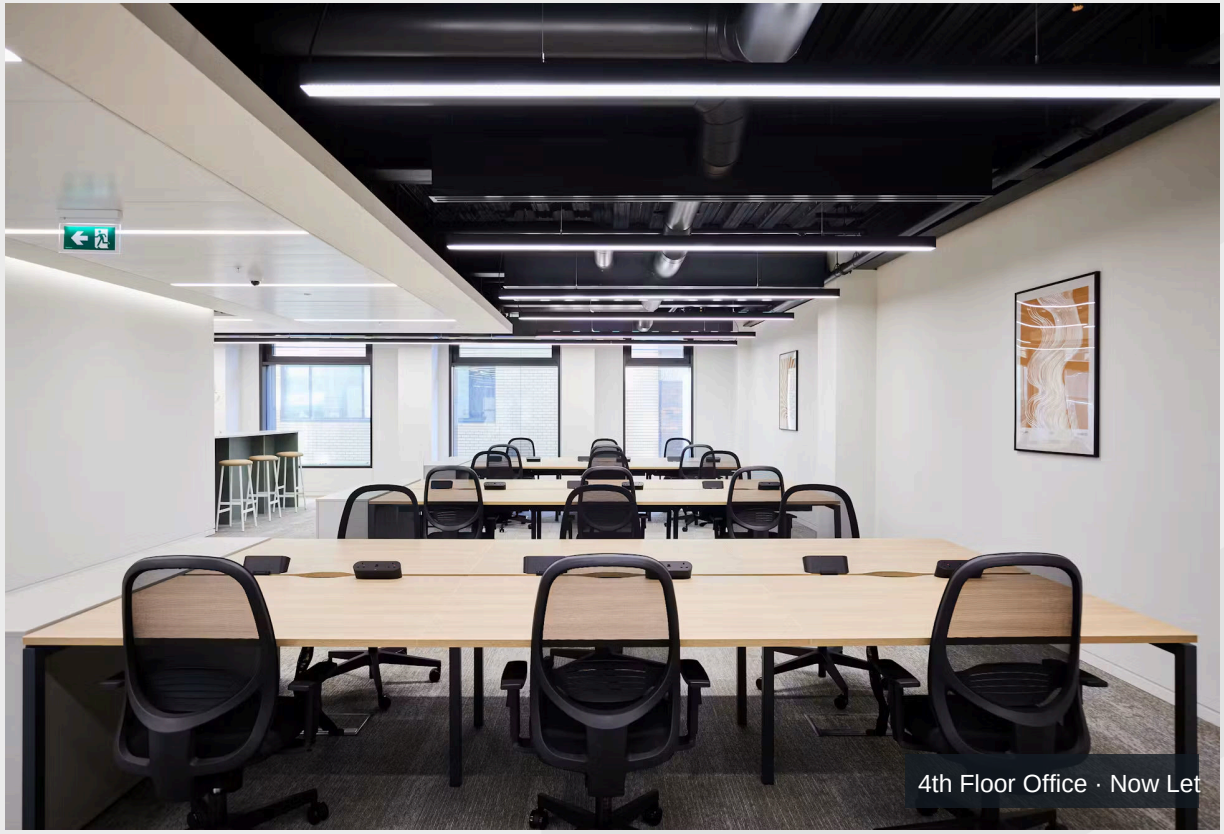
STRETTONS

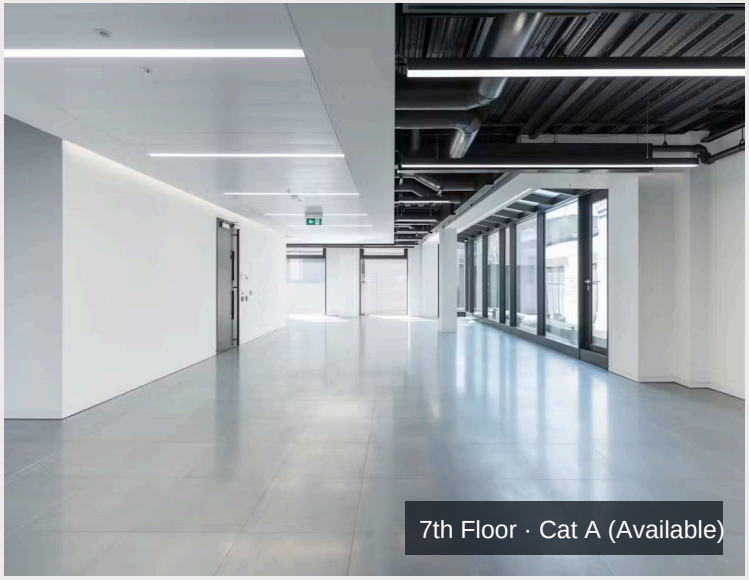
# 25-27 Oxford Street, London, W1D 2DW

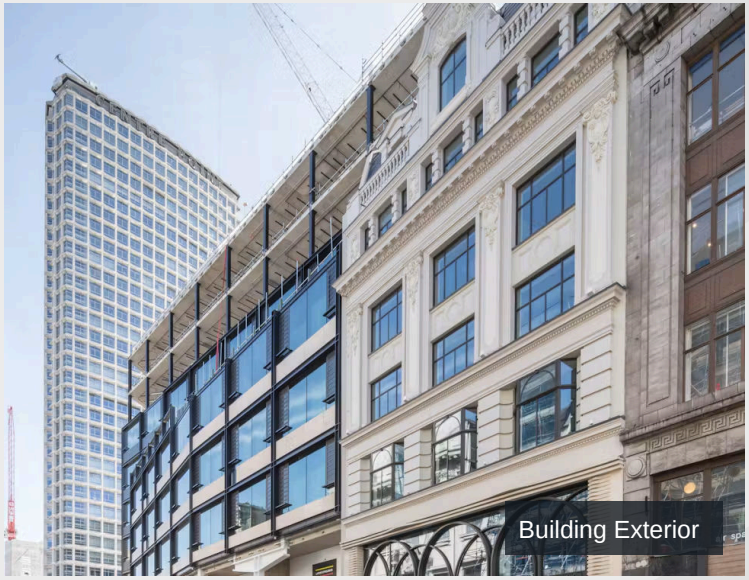
Managed Office, Office To Let | £185 per sq ft | 1,047 sq ft

020 8520 9911
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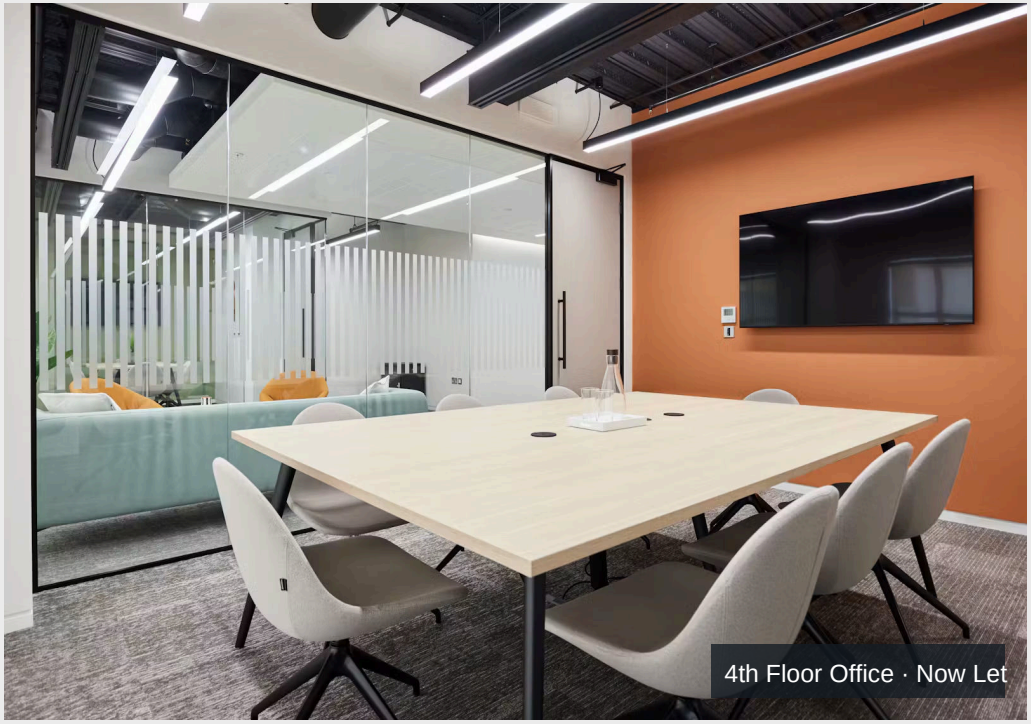
# Premium fully managed workspace in the heart of London's West End

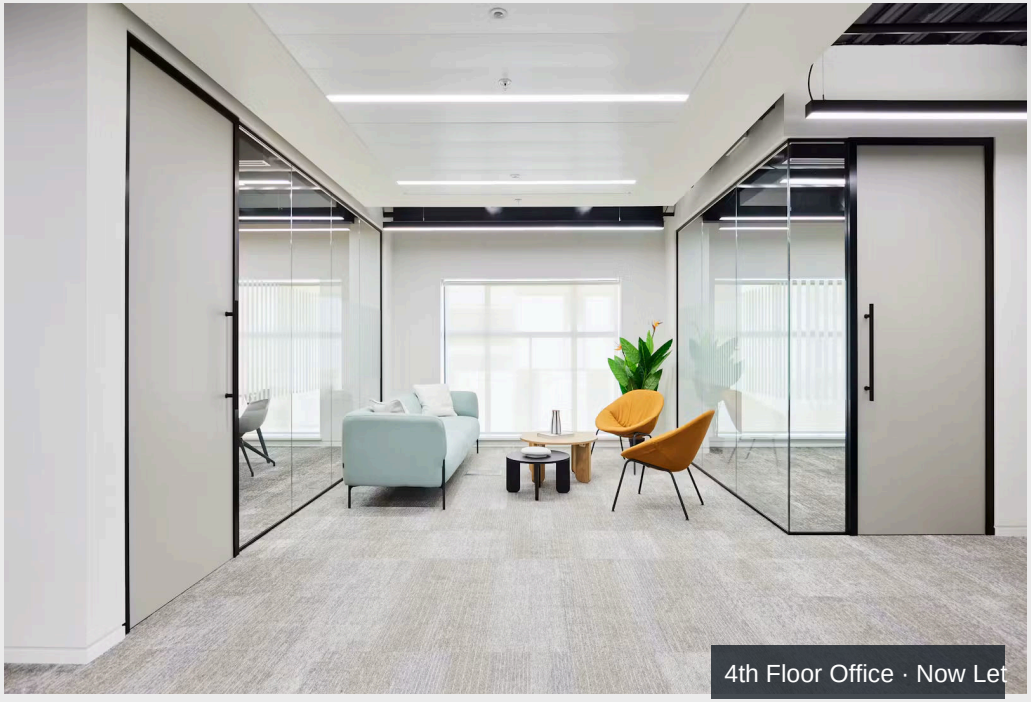

4th Floor Office · Now Let


7th Floor · Cat A (Available)


Building Exterior

- Private, self-contained managed office accommodation
- 1,047 sq ft of seventh floor office accommodation
- Indicative fitted layout accommodating up to 18 workstations
- Dedicated meeting room, kitchenette and breakout space
- Five-year lease with tenant break option at year three
- Excellent natural light and contemporary interior



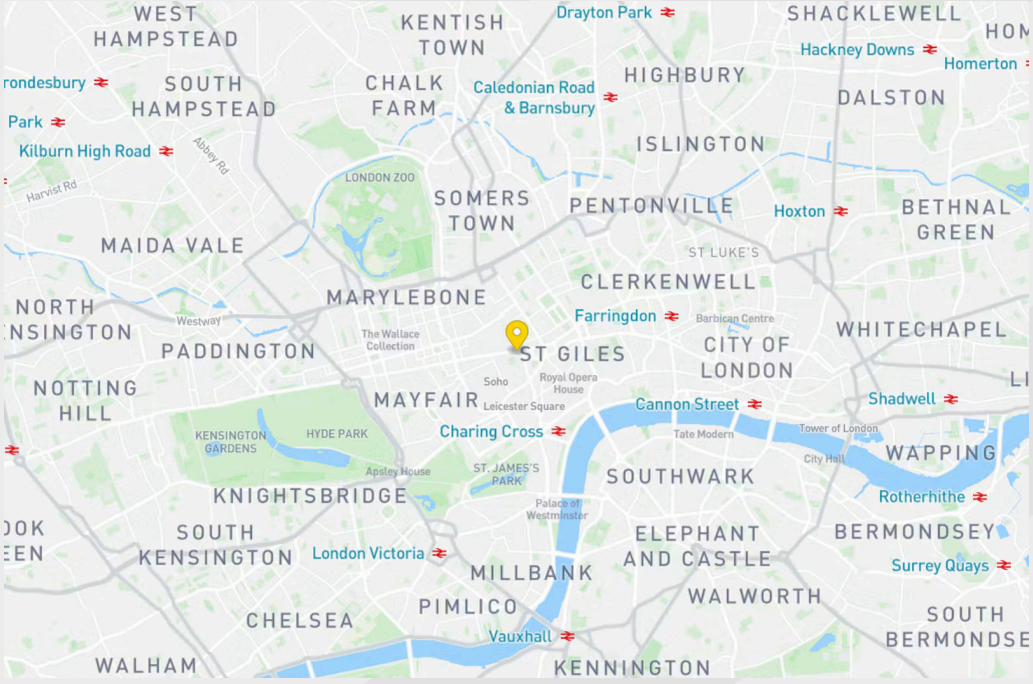



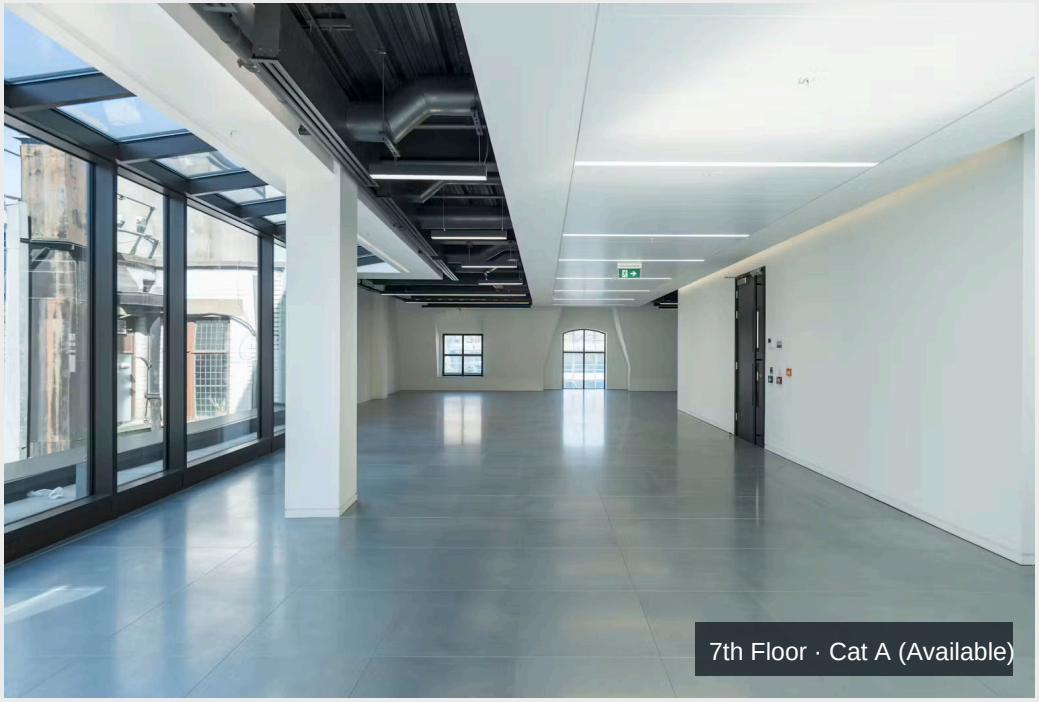

## Description

25–27 Oxford Street offers 1,047 sq ft of premium top floor workspace in the heart of London's West End, available as a fully fitted and managed office solution. The accommodation can be tailored to suit individual occupier requirements, with an indicative configuration providing up to 18 workstations, a dedicated eight-person meeting room, kitchenette and breakout area. The workspace is offered on the basis of a five-year lease with a tenant break option at year three, together with a fully managed service bolt-on. The managed workspace is available at a quoting price of £185 psf per annum, exclusive of VAT and subject to agreement. The building benefits from a contemporary reception, passenger lift, secure cycle storage and shower facilities, all within a prime Central London location.

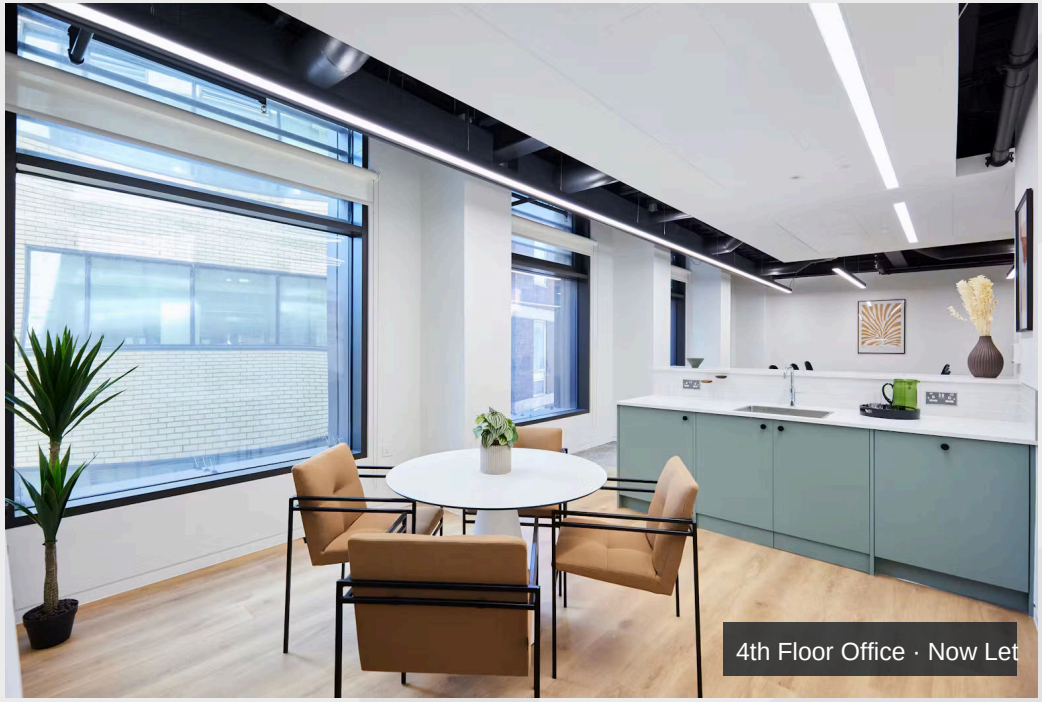
## Location

25–27 Oxford Street occupies a prominent West End position at the crossroads of Soho and Fitzrovia, surrounded by some of London's most celebrated restaurants, cafés, shops and cultural destinations. Soho Square, Centre Point and the vibrant streets of Soho are all on the doorstep, with Regent Street, Covent Garden and Oxford Circus within easy walking distance. Tottenham Court Road station is approximately one minute away, providing direct access to the Elizabeth, Central and Northern lines, with excellent connections across London, including the City, Canary Wharf and Heathrow Airport.

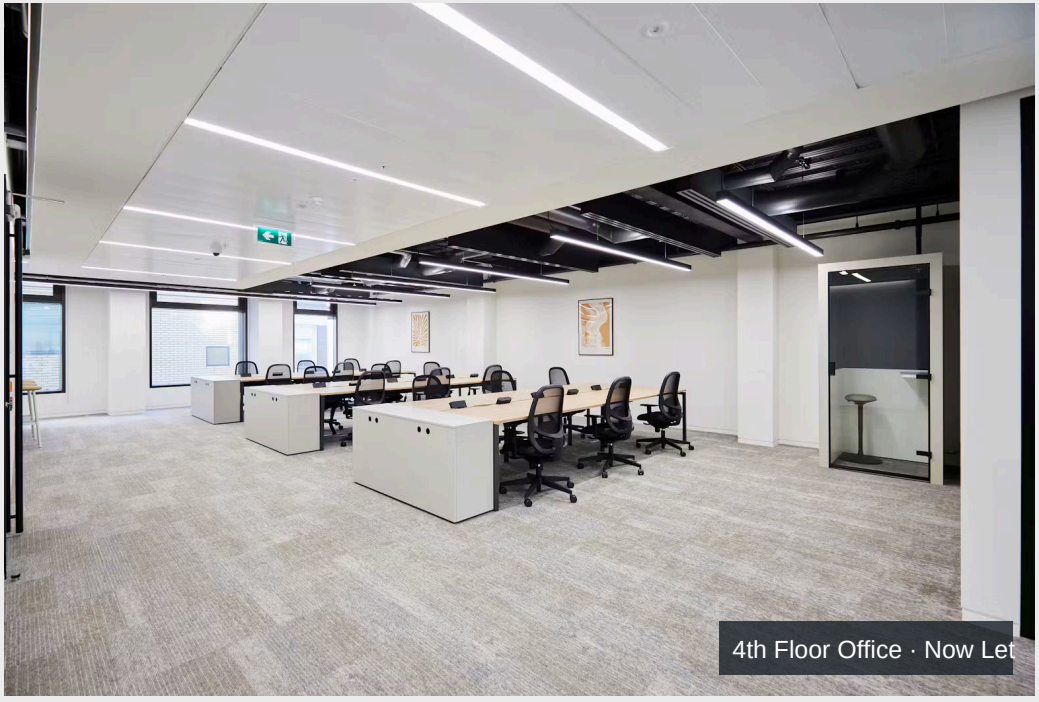




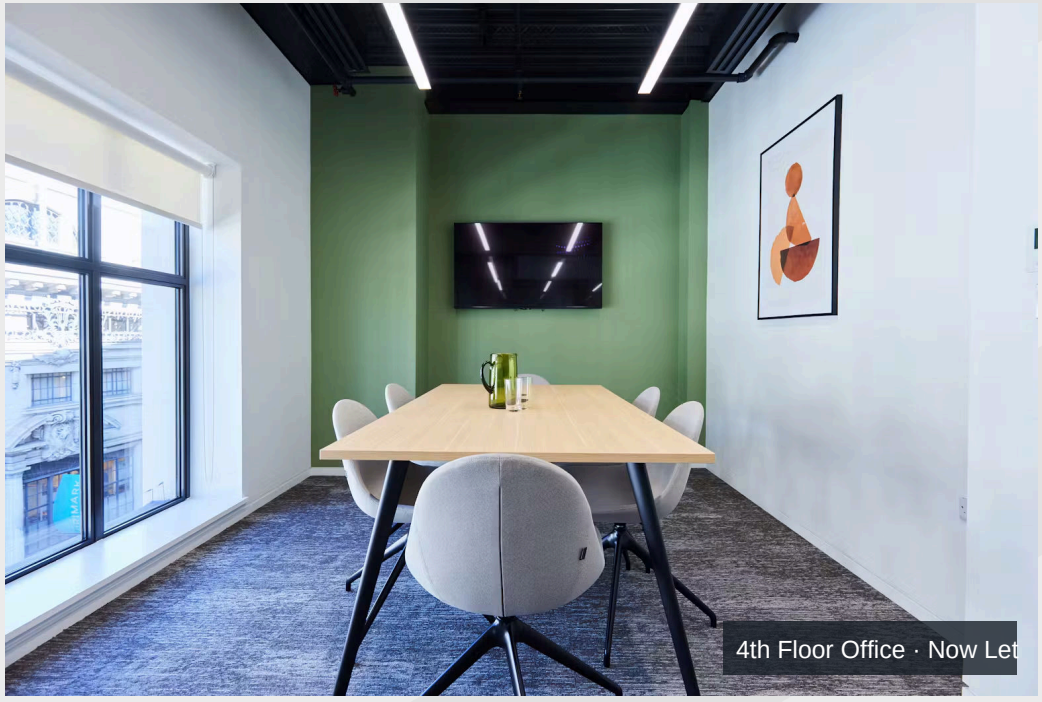
7th Floor · Cat A (Available)



4th Floor Office · Now Let



4th Floor Office · Now Let



4th Floor Office · Now Let

## Accommodation / Availability

The accommodation comprises the following areas:

| Unit | Sq ft | Sq m | Rent | Total month | Availability |
|---|---|---|---|---|---|
| 7th | 1,047 | 97.27 | £185 /sq ft | £16,141.25 | Available |

## Tenure

New Lease

## EPC

B (46)

## VAT

Applicable

## Configuration

Fitted

## Contacts


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Further Information

Floor Plans


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