



# UNIT 11 PARK HOUSE

OXFORD STREET - LONDON W1

3,968 SQ FT

PRIME RETAIL  
OPPORTUNITY

8 METRE

DOUBLE-HEIGHT

20 METRE

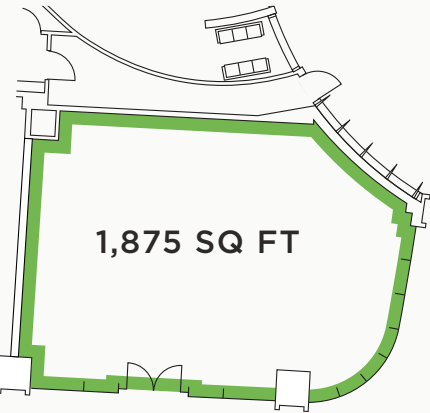
WRAPAROUND  
FRONTAGE

# FLOOR PLANS

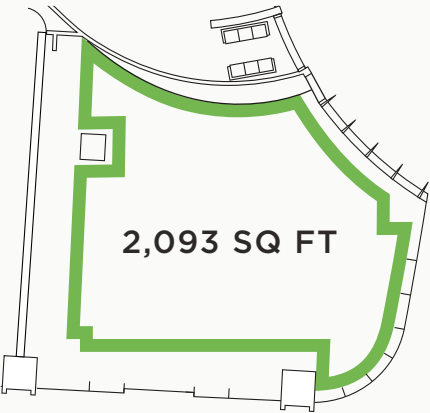
## UNIT 11



UNIT 11 GROUND FLOOR



UNIT 11 FIRST FLOOR



ACCOMMODATION

	SQ FT	SQ M
GROUND FLOOR	1,875	174.2
FIRST FLOOR	2,093	194.4
TOTAL	3,968	368.6



# PERFECTLY LOCATED

## ON EUROPE'S BUSIEST SHOPPING STREET



# DESCRIPTION

## USE CATEGORY:

High class A1/A3

## TENURE:

A new lease for a term to be agreed

## EPC RATING: B

## RENT:

Quoting £575,000 plus VAT per annum

## RATES (2024/25):

Rateable Value £545,000

Rates payable £308,470

Interested parties are advised to make their own enquiries with Westminster City Council.

A rates saving of up to £110,000 may be available if the tenant qualifies for the current business rates relief scheme for 2024/25.

To find out more visit:

**[parkhousew1.co.uk/retail](https://parkhousew1.co.uk/retail)**

Misrepresentation Act 1967 and Property Misdescriptions Act 1991. The particulars in this brochure are believed to be correct, but their accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract.

## AGENTS CONTACT DETAILS:

### James Brick

07908 370 193

[jamesb@kenninghamretail.com](mailto:jamesb@kenninghamretail.com)

### David Kenningham

07785 956 977

[dk@kenninghamretail.com](mailto:dk@kenninghamretail.com)

**KENNINGHAM**  
**RETAIL**