



Oxford Street

W1



WE
ARE
DONE



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We are where
you need to be



Bloomsbury

Fitzrovia

Covent Garden

Soho

West End

Mayfair

ONE

Warren Street

Great Portland Street

Regent's Park

Park Square

Park Crescent

Fitzroy Square Garden

Gordon Square

Tavistock Square

Coram's Fields

Russell Square

Queen Square Garden

Russell Square

Bedford Square

Lincoln's Inn Fields

Holborn

Holborn

Tottenham Court Road

Tottenham Court Road
(Dean Street entrance to Elizabeth line)

Oxford Circus

Bond Street

Cavendish Square Gardens

Manchester Square

Hanover Square

Grosvenor Square

Berkeley Square

Golden Square

Piccadilly Circus

Leicester Square

Leicester Square

Covent Garden

Temple

Charing Cross

Trafalgar Square

St James's Square Garden

Green Park

St James's

River Thames

Waterloo Bridge

Strand

Aldwych

High Holborn

High Holborn

Drake Street

Theobalds Road

Gray's Inn Road

Rosebery Avenue

Carlton

Unter Street

Bernard Street

Guilford Street

Tavistock

Gower Street

Torrington Place

Tottenham Court Road

Goodge Street

Maple Street

Clipstone St

New Cavendish Street

Weymouth Street

Marylebone High Street

Marylebone Road

Ulster Terrace

Outer Circle

Great Portland Street

Portland Place

Mortimer Street

Margaret Street

Henrietta Place

Wigmore Street

Oxford Street

Brook Street

Grosvenor Street

Maddox Street

Regent Street

10 mins walk

5 mins walk

15 mins walk

Piccadilly

Regent Street St James's

Haymarket

Charing Cross Road

Shaftesbury Avenue

Park Lane

Park Lane

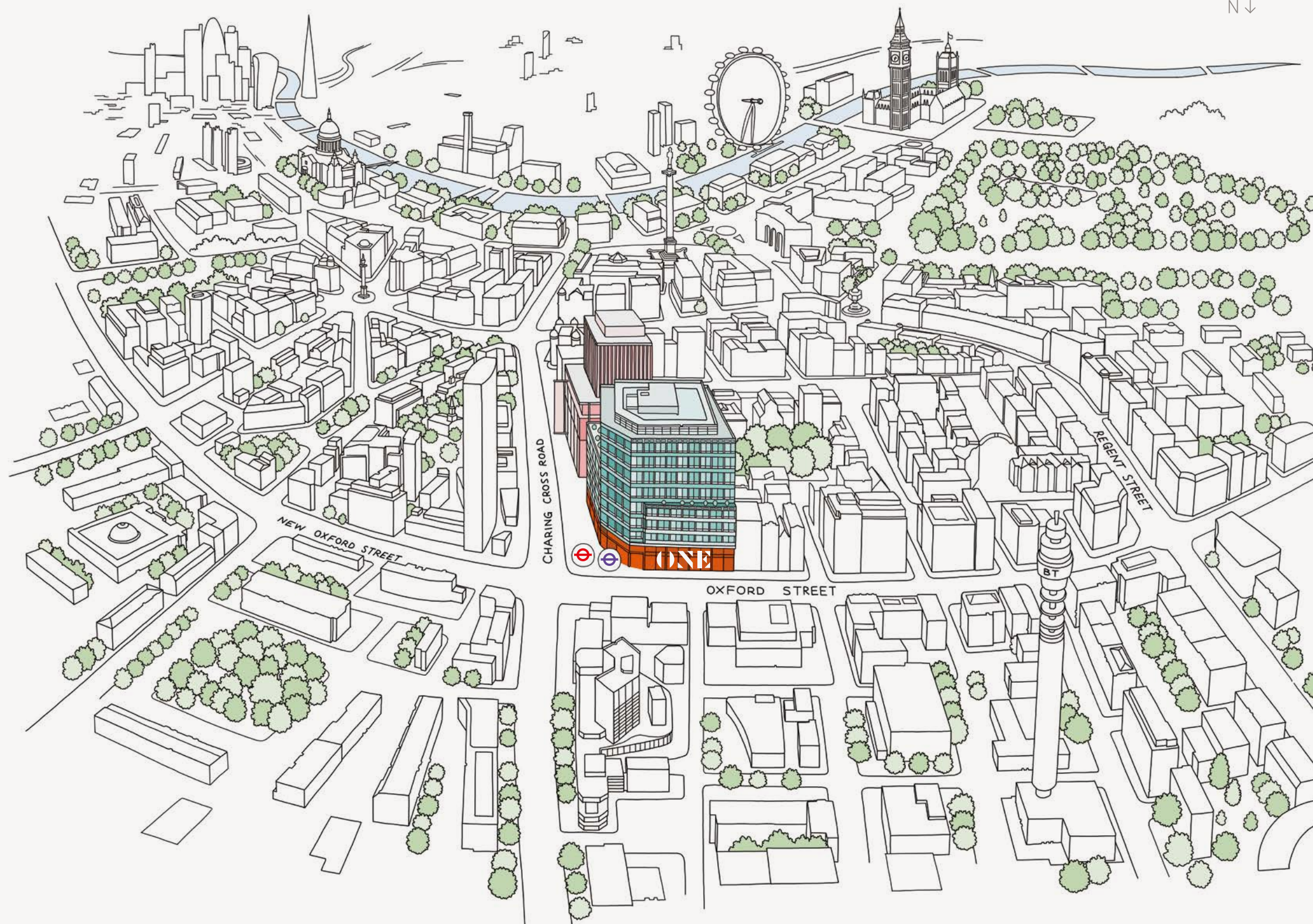
St James's St

Whitehall

N ↑

One Oxford Street is the start and finish of Europe's busiest shopping street. At the centre of it all, we are ONE.

Occupying a prime location in the heart of the West End, with Fitzrovia, Bloomsbury, Covent Garden and Soho on the doorstep, these five new retail units are uniquely placed to benefit from the footfall and spend growth projected for this eastern end of Oxford Street.

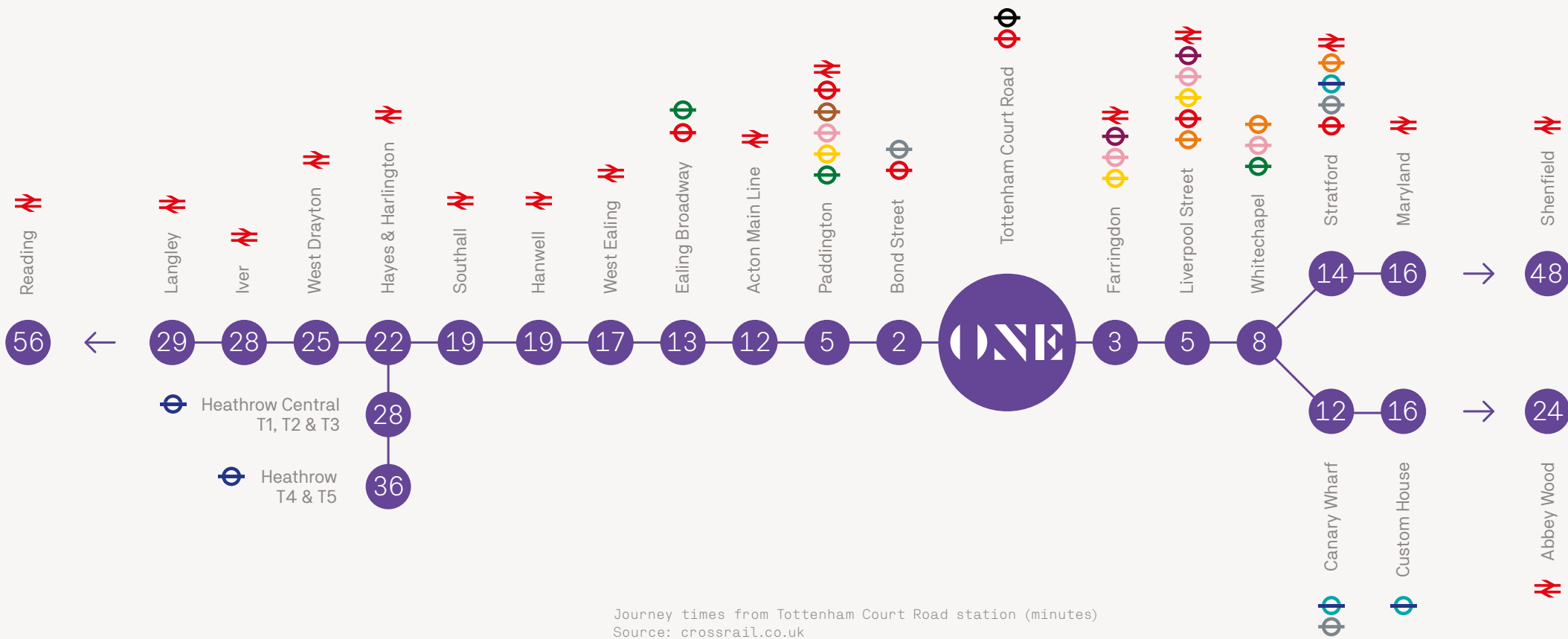




One Oxford Street is uniquely situated directly above Tottenham Court Road Underground station and the Elizabeth line, offering the best arrival experience into the West End.

Since the opening of the Elizabeth line in May 2022, traffic at Tottenham Court Road station increased over a four month period by 11% vs. 2019 (pre-COVID) and is now rivalling Oxford Circus in terms of traffic.

West End turnover is predicted to reach £10.4 billion by 2025, a 14% increase on the pre-pandemic peak.*



*Source: New West End, June 2022

Journey times from Tottenham Court Road station (minutes)
Source: crossrail.co.uk

Connectivity

Transport

One Oxford Street benefits from excellent transport connections. In addition to the Elizabeth line, it has a total of 13 Underground stations within a 15 minute walk. The building is also excellently located for bus routes across London, and the national and international rail terminals of Euston, St Pancras, King’s Cross and Waterloo are just a short journey away.

Journey times from Tottenham Court Road by Underground

Stations

Charing Cross	2 mins
Euston	4 mins
Waterloo	5 mins
Victoria	7 mins
Liverpool Street	8 mins
King’s Cross	9 mins
Paddington	12 mins

Airports

London City	32 mins
Heathrow	37 mins
Gatwick	52 mins
Stansted	58 mins
Luton	66 mins

Source: tfl.gov.uk





The stats

18

The Elizabeth line £18bn investment central section launched in May 2022

4

Up to £4bn of private development schemes planned or in pre-application to complete before 2025

13

Over 13 million entries and exits recorded at Tottenham Court Road station over a 4 month period following the opening of the Elizabeth line central section

150

£150m Oxford Street District Public Realm improvement plans by Westminster City Council include the widening of the pavements, introducing more public seating and planting of trees

Free

Free District WiFi in April 2021 across Oxford Street and Bond Street

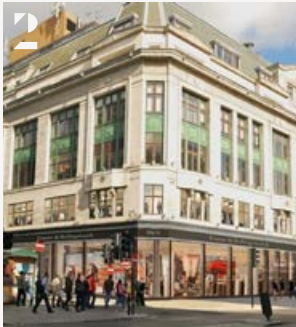


Regeneration

Your neighbours



134-140 Oxford Street
Developer: M&G (Prudential)
Architect: Orms
Scheme 45,500 sq ft
1 or 2 stores over
3 or 4 floors
Completion: Q4 2024



Plaza 120 Oxford Street
Developer: Herr Koln
Architect: Colman Architects
Scheme: 70,000 sq ft
Single store let to Next with GAP, O2, Paperchase and Costa concessions
Completed: Q2 2018



70-88 Oxford Street
Developer: Great Portland Estates
Architect: Orms
Scheme: 80,000 sq ft of offices. 5 retail units over ground, lower ground (let to Boom Battle Bar) and first floors
Completion: Q4 2021



Holden House 54-68 Oxford Street
Developer: Derwent London
Architect: Hopkins Architects
Scheme: 150,000 sq ft
Potentially 1 MSU or 3-4 operators
Completion: 2027+



73-89 Oxford Street
Developer: Great Portland Estates
Architect: Lifschutz Davidson Sandilands
Scheme: 42,500 sq ft of Grade A offices and 47,100 sq ft of prime flagship retail let to Benetton
Completed: 2018



29-43 Oxford Street
Developer: Cullen
Architect: AHMM
Scheme: 95,853 sq ft mixed-use comprising 52,506 sq ft offices and 43,346 sq ft retail
Completion: tbc



Emperor 25-27 Oxford Street
Developer: Famous Awards
Architect: ESA Architecture
Scheme: 4,000 sq ft
2 level retail scheme
Completion: Q2 2021



Centre Point St Giles Square
Developer: Almacantar
Architect: Rick Mather Architect
& Conran+Partners
Scheme: 82 luxury apartments 48,500 sq ft of prime retail and restaurant accommodation
Completed: 2018



Oxford Street
The world's biggest high street is home to leading international brands including Primark (their largest London store at 190,000 sq ft), Zara, Schuh, Benetton, Moss Boss, OFFICE, McDonalds, GAP, Flannels and Skechers



Charing Cross Road
Alongside One Oxford Street lies the flagship store of award winning, British bookseller Foyles, department store TK Maxx and the flagship showroom for MADE.com



Tottenham Court Road
Discover organic health food market, Planet Organic, homeware and gift store Flying Tiger, ProCook, ODEON Cinema and immersive family attraction Monopoly Lifesized



Outernet St Giles High Street
Developer: Consolidated Developments
Architect: Orms
Scheme: 150,000 sq ft mixed-use commercial scheme comprising retail, hotel & residential accommodation and a 2,000 capacity music venue
Completed: Q3 2022



Ilona Rose House Manette Street
Developer: Soho Estates
Architect: MATT Architecture & SODA
Scheme: 158,453 sq ft of offices (part let to Warner Bros), 65,778 sq ft retail and restaurant (let to UNTIL, Milk Beach, Capara and Little Scarlet Door), 9,750 sq ft residential
Completion: Q3 2022



Castlewood House 77-91 New Oxford Street
Developer: Royal London Asset Management
Architect: Apt.
Scheme: 228,300 sq ft mixed use scheme comprising 139,000 sq ft of offices and retail
Completion: Q4 2022



The Post Building New Oxford Street
Developer: Oxford Properties & Brockton Capital
Architect: AHMM
Scheme: 270,000 sq ft of office (100,000 sq ft pre-let to McKinsey), 7,000 sq ft roof garden, 21 affordable housing units and 37,000 sq ft retail space
Completed: 2019



Arcade Food Hall 103-105 New Oxford Street
Global food and drink destination taking inspiration from street market culture



Din Tai Fung Centre Point
Award-winning Eastern fine dining



Boom Battle Bar 70 Oxford Street
The world's first battle bar will offer exhilarating games including axe throwing and crazy golf



The British Museum Great Russell Street
The most visited single site in the UK which sees 6 million visitors a year



Outernet is a global network of connected entertainment districts where communities can come together to enjoy culture in new breath-taking ways.

Located directly opposite One Oxford Street, Outernet offers visitors a compelling schedule of music, arts and entertainment. At the epicentre of the campus, experience the world's largest 360-degree, LED screens at The Now Building, where creative storytelling comes to life. Alongside, HERE at Outernet is a brand new 2,000 capacity live events venue – the largest of its kind to be built in central London since the 1940s. The venue's diverse entertainment programme has so far showcased Annie Mac, Ricky Gervais and Alfie Templeman.

Also at Outernet, discover exciting places to eat and drink including Tattu who offer contemporary Chinese dining on The Now Building rooftop, and hotel Chateau Denmark, which brings together creative expression and fine architectural detail.



@sohoplace is the first new build West End theatre to open in 50 years.

Operated by Nimax Theatres, @sohoplace offers a state of the art, flexible 602 seat auditorium with perfect sight lines and acoustics, opening in the round. Spectators can also enjoy a new restaurant and bar on site.

The first production launched in October 2022, and an exciting line-up is to follow for 2023 from the prestigious theatre company.



One Oxford Street is part of the Soho Place development by Derwent London, a new 285,000 sq ft destination for London offices (pre-let to Apollo Global Management and G-Research), retail and theatre.

Connecting One Oxford Street, @sohoplace theatre, Charing Cross Road and Soho Square is a brand-new public realm – Soho Place. An ideal meeting place for Londoners to start their day or night out in the West End.

The development

One Oxford Street is part of the Soho Place development by Derwent London, a new 285,000 sq ft destination for London with offices (pre-let to Apollo Global Management and G-Research), retail, theatre (@sohoplace, launched by Nimax Theatres) and public realm leading directly through to Soho Square.

The five new retail units over ground, lower ground and first floors total 33,000 sq ft.



Public realm

1 Soho Place

Office	192,000 sq ft
Retail	33,000 sq ft

2 Soho Place

Office	17,000 sq ft
Theatre	40,000 sq ft

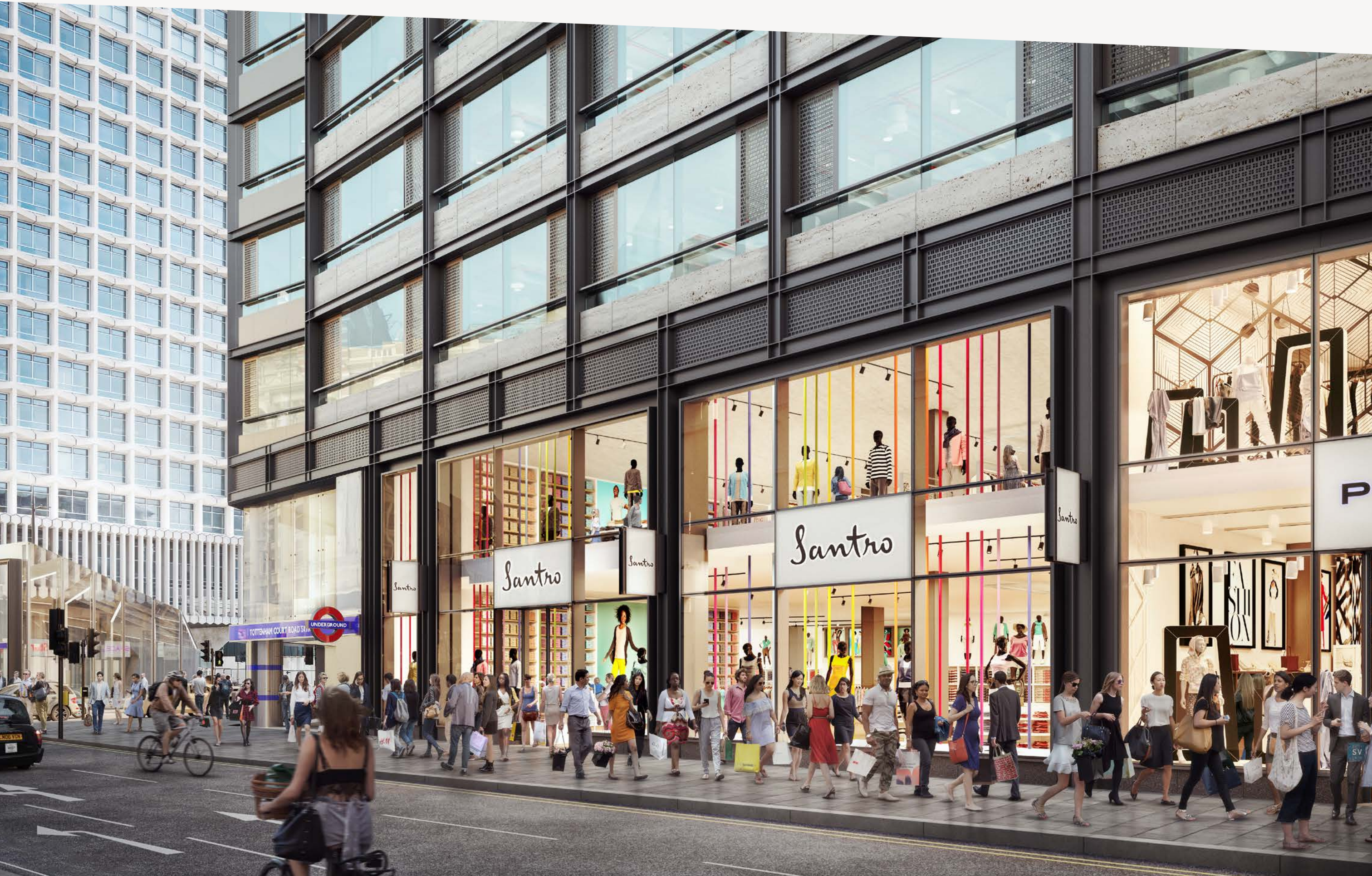


The new retail opportunity

- A unique and exciting retail opportunity in the very heart of central London
- Providing up to 33,000 sq ft of premium retail space split across five units with a total of 90 metre frontage
- The dramatic space provides 4.2 metre floor to ceiling height and abundant natural light
- Flexibility with options to cut through the slab and create a truly unique retail experience
- Opportunity for an anchor tenant benefitting from a main entrance directly onto Oxford Street and/or Charing Cross Road
- Unit 3 provides 22,200 sq ft of retail space split across three floors, with 21 metre frontage onto Oxford Street, 18 metres along Charing Cross Road and 9 metres of unmissable vertical street presence
- As an element of the Soho Place scheme, One Oxford Street was part of a Net Zero Carbon building on completion



Oxford Street, looking east to Holborn and Covent Garden
Unit 3



Oxford Street elevation
Units 1-3



Charing Cross Road, looking south to Leicester Square
Units 3, 4 and 5



Charing Cross Road
Units 3, 4 and 5

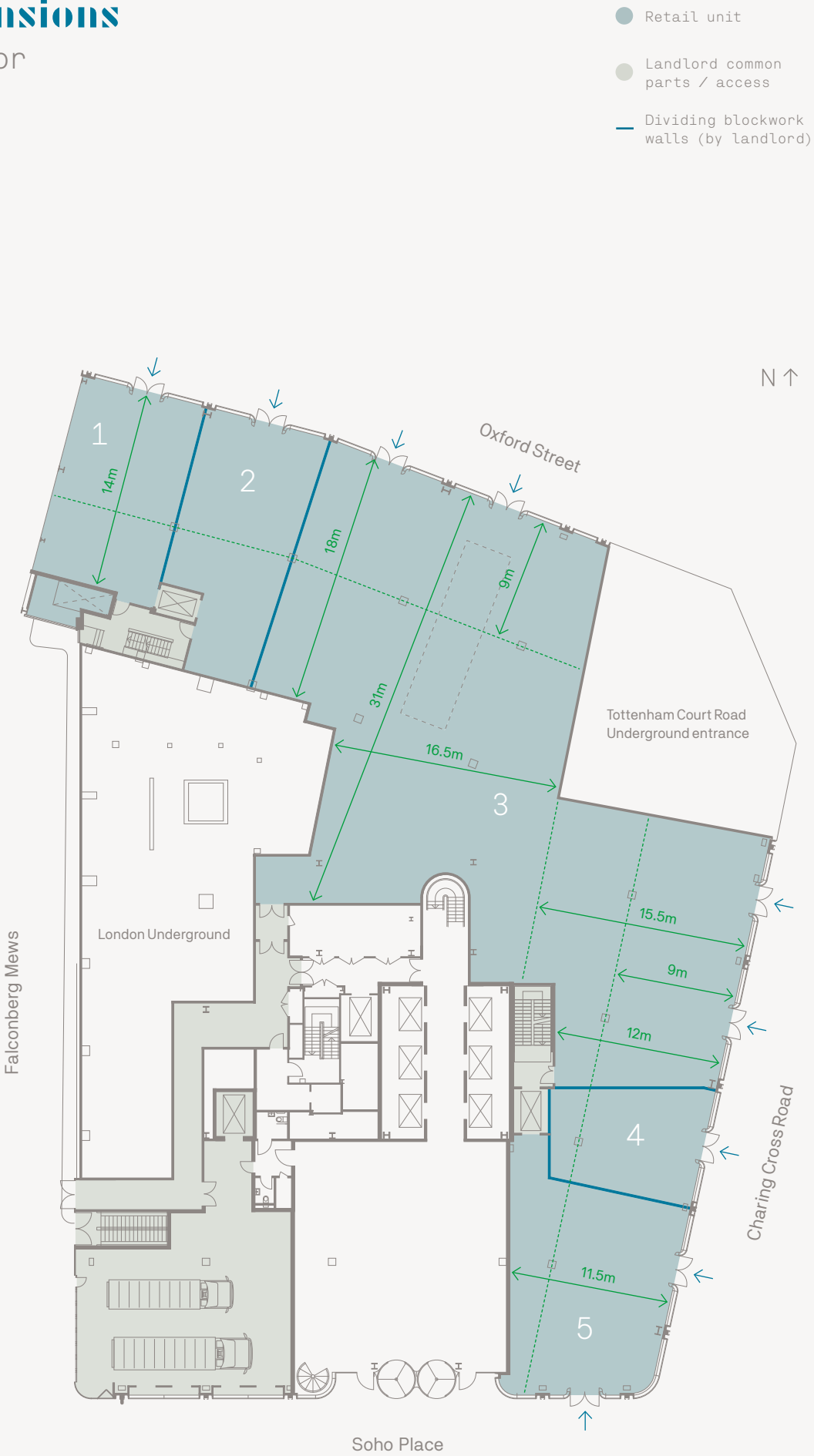


The background is a solid teal color. It features three large, white, geometric shapes: a large parallelogram on the left, a triangle on the right, and a smaller triangle at the top right. The text "We are making space for you" is written in a white, monospaced font, centered within the teal area.

We are making
space for you

Key dimensions

Ground floor



Schedule of areas

Net Internal Area

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Total
	sq ft	sq ft	sq ft	sq ft	sq ft	sq ft
First	1,514	1,253	8,284	—	2,444	13,495
Ground	1,394	1,478	8,954	873	1,878	14,577
Lower ground	—	—	5,001	—	—	5,001
Total	2,908	2,731	22,239	873	4,322	33,073

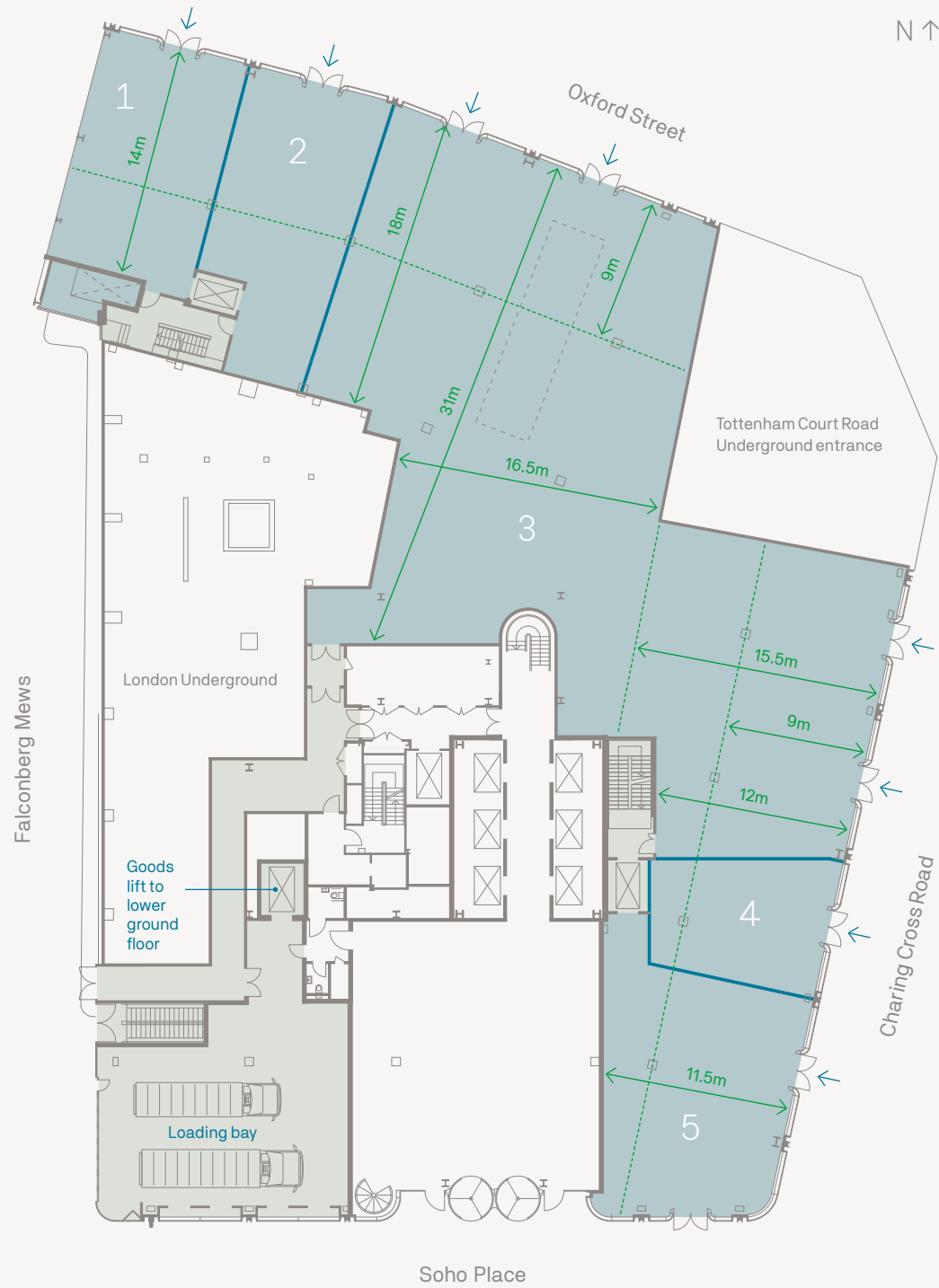
IPMS Measurement on request.

Areas include tenant staircases, escalators & platform lifts shown in yellow. Areas do not include WC or changing areas. Areas are indicative only and are subject to detailed design.

Key dimensions

Ground floor

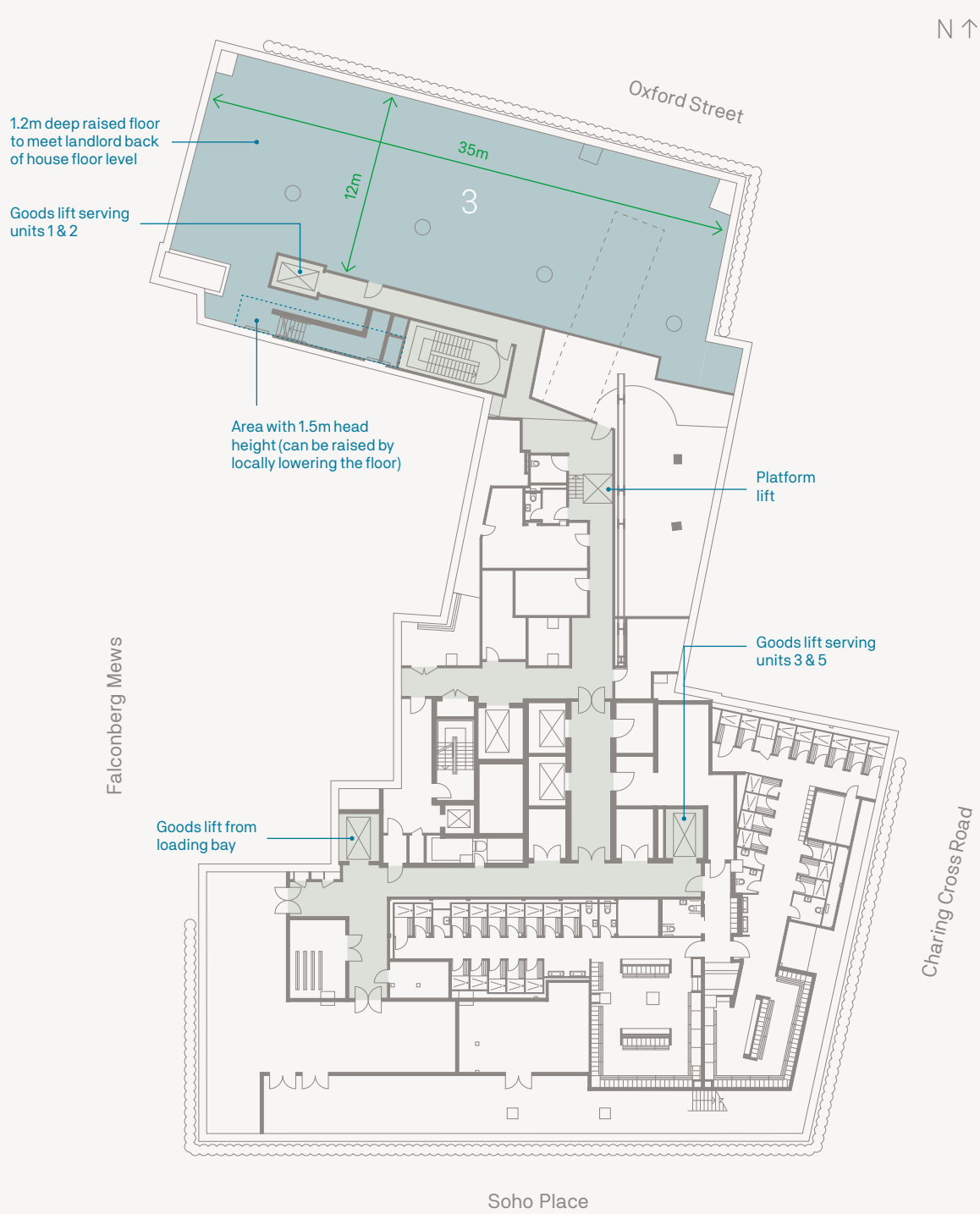
- Retail unit
- Landlord common parts / access
- Dividing blockwork walls (by landlord)



Key dimensions

Lower ground floor

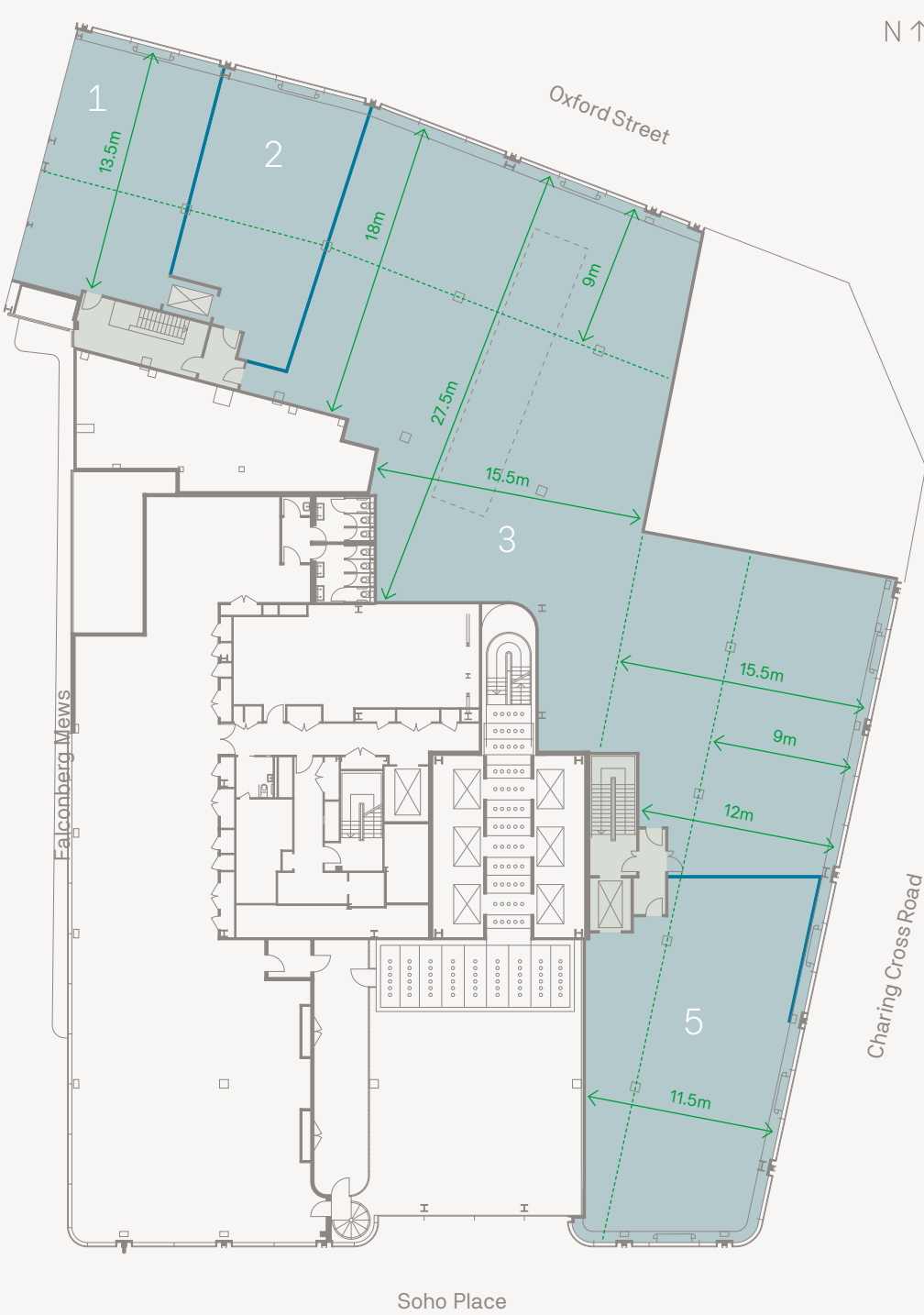
- Retail unit
- Landlord common parts / access



Key dimensions

First floor

- Retail unit
- Landlord common parts / access
- Dividing blockwork walls (by landlord)



Ground floor

- Soft spots



Lower ground floor

- Soft spots



Structural openings

First floor

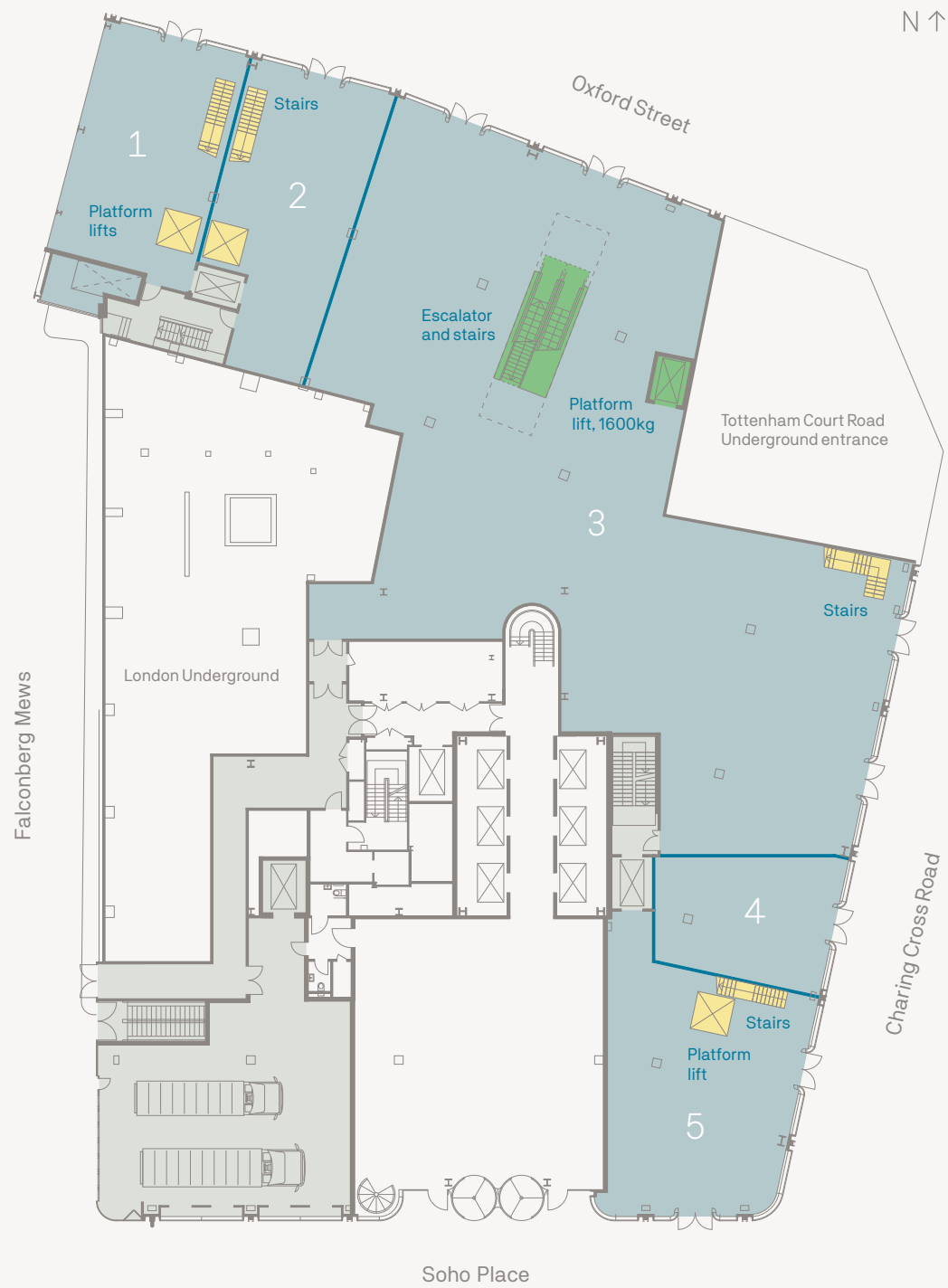
- Voids (formed in base build)
- Soft spots
- Indicative enabled zone for voids formed by tenant. Additional support requirements will depend on size/extent of opening



Structural openings

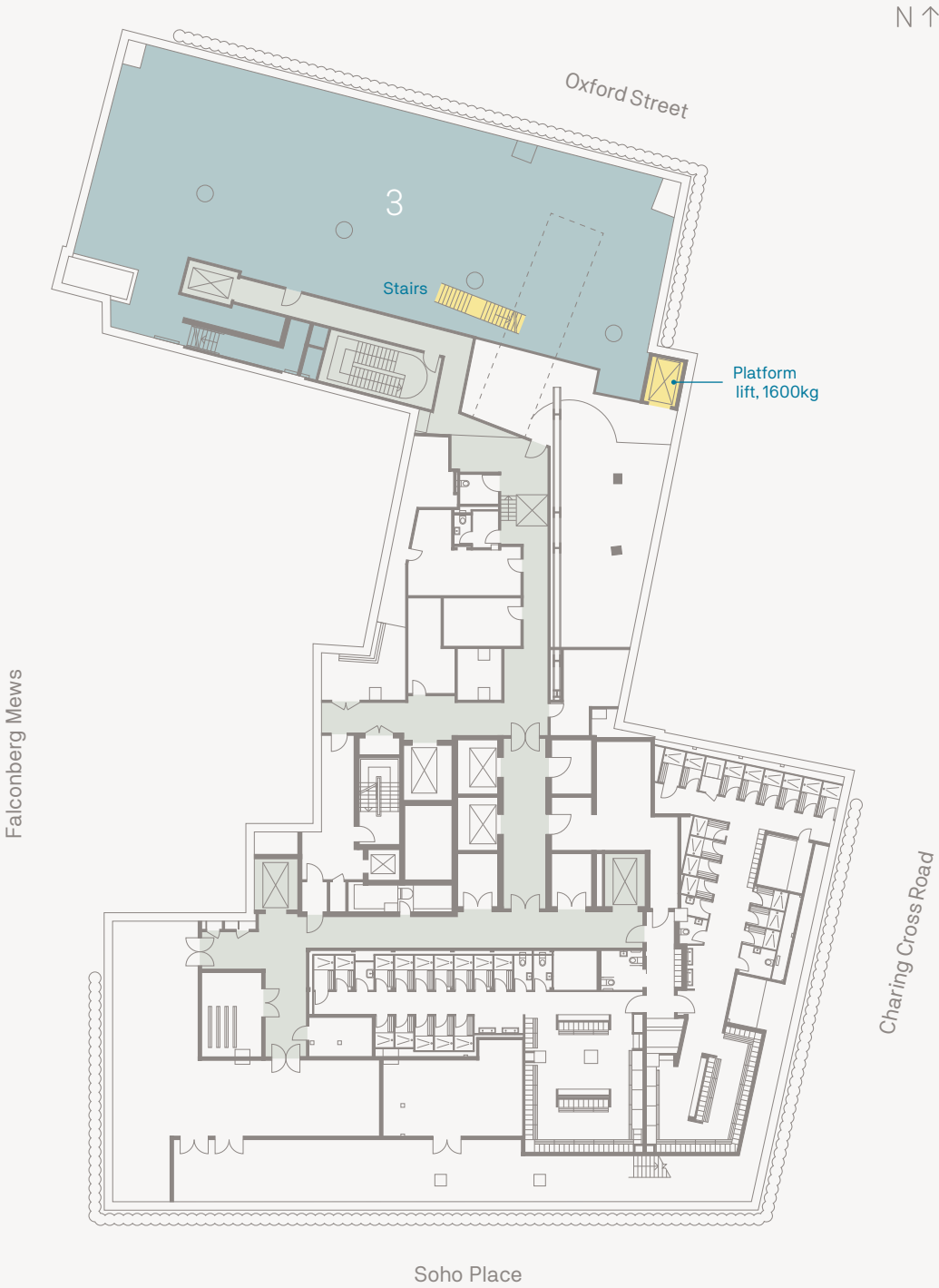
Ground floor
Additional opportunities for tenant

- Indicative tenant fit-out elements (within tenant designed structural openings)
- Indicative tenant fit-out elements (within landlord formed openings/soft spots)



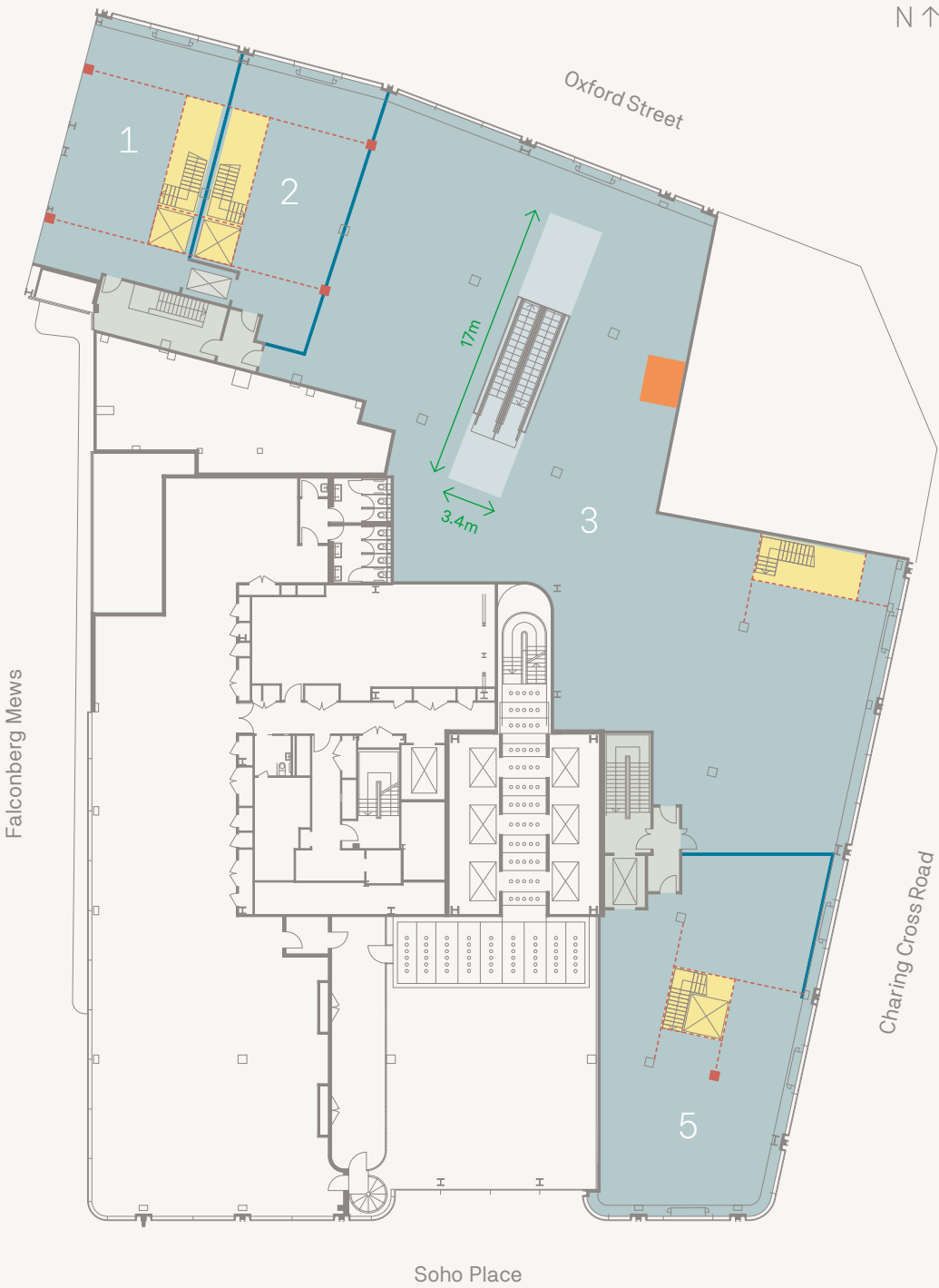
Structural openings

Lower ground floor
Additional opportunities for tenant



Structural openings

First floor
Additional opportunities for tenant

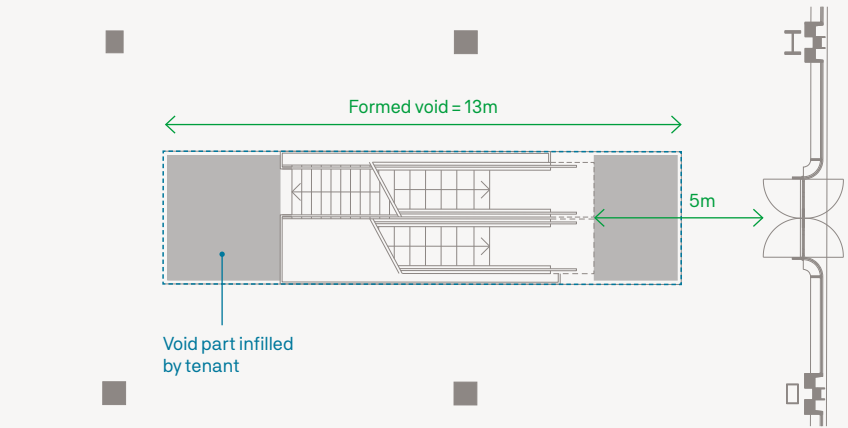


Structural openings

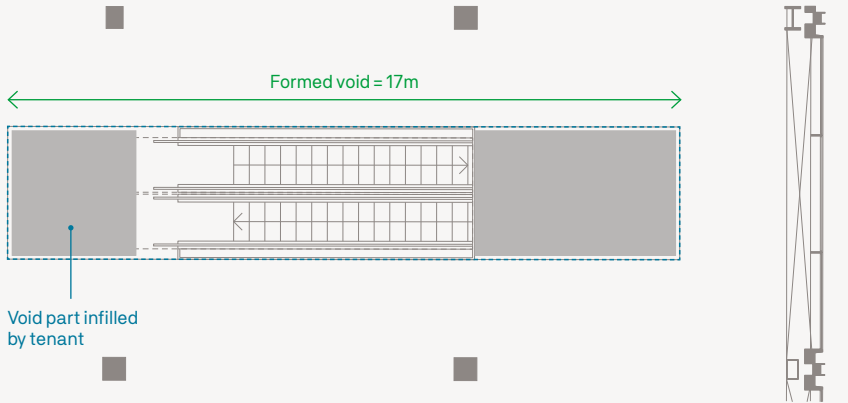
Ground floor escalator void
stair to lower ground floor

See floor plans
on pages 43 and 45
for reference

Ground floor

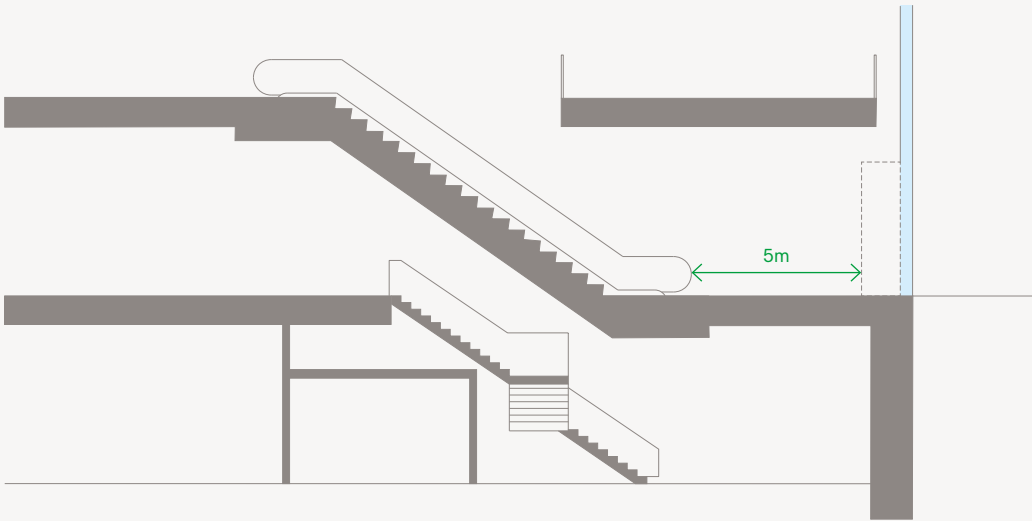


First floor



Oxford Street

Section

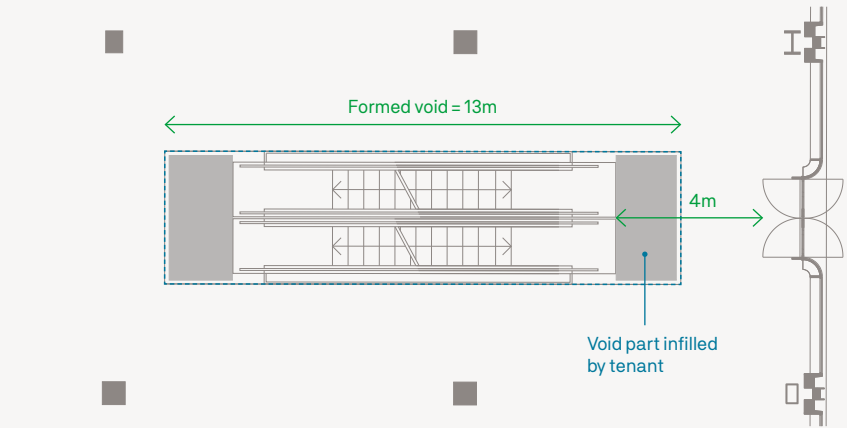


Structural openings

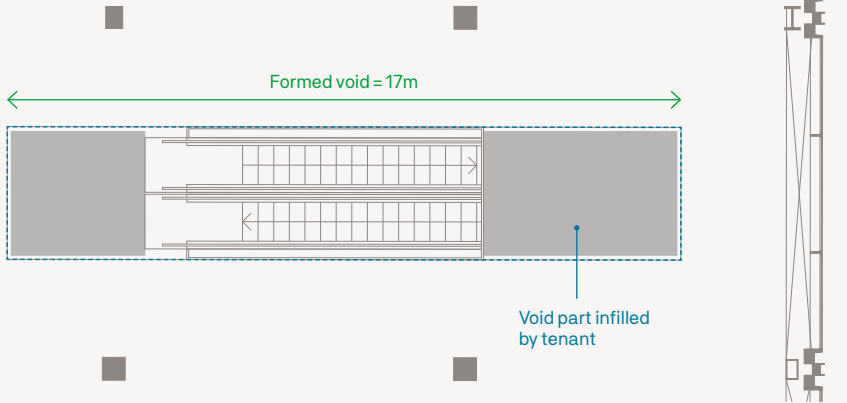
Ground floor escalator void
escalator to lower ground floor

See floor plans
on pages 43 and 45
for reference

Ground floor

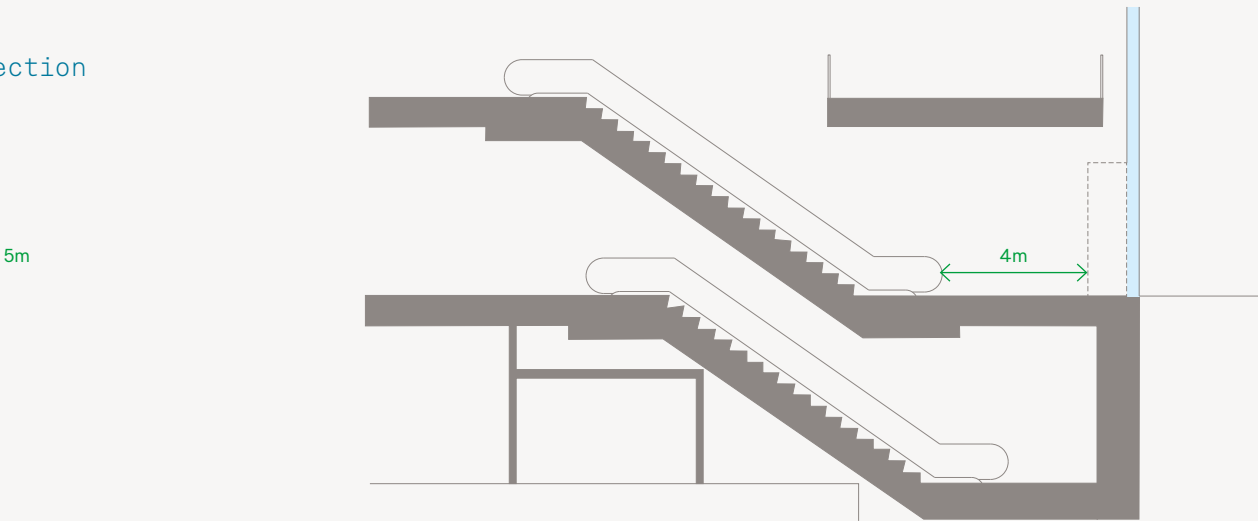


First floor

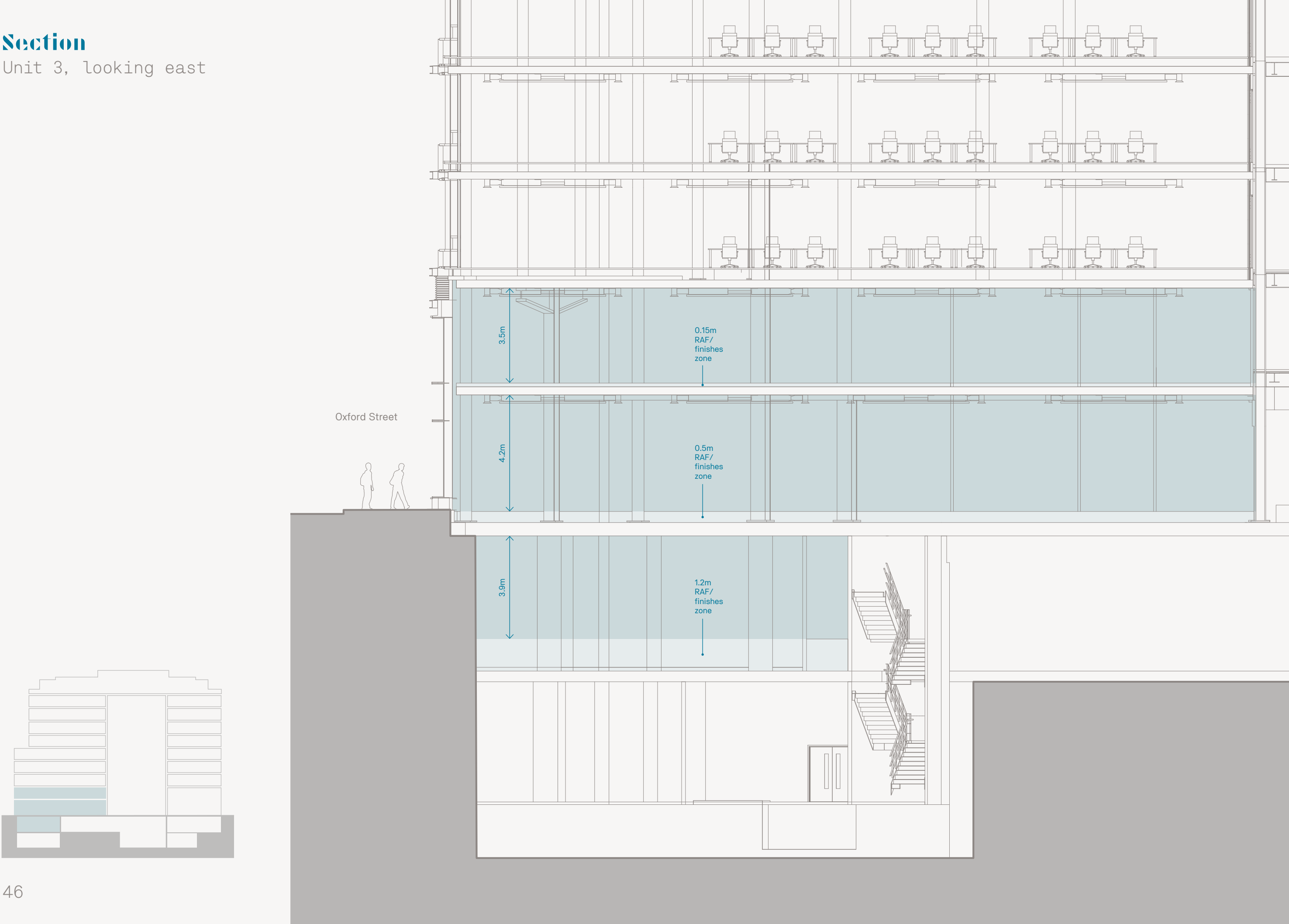


Oxford Street

Section



Section
Unit 3, looking east



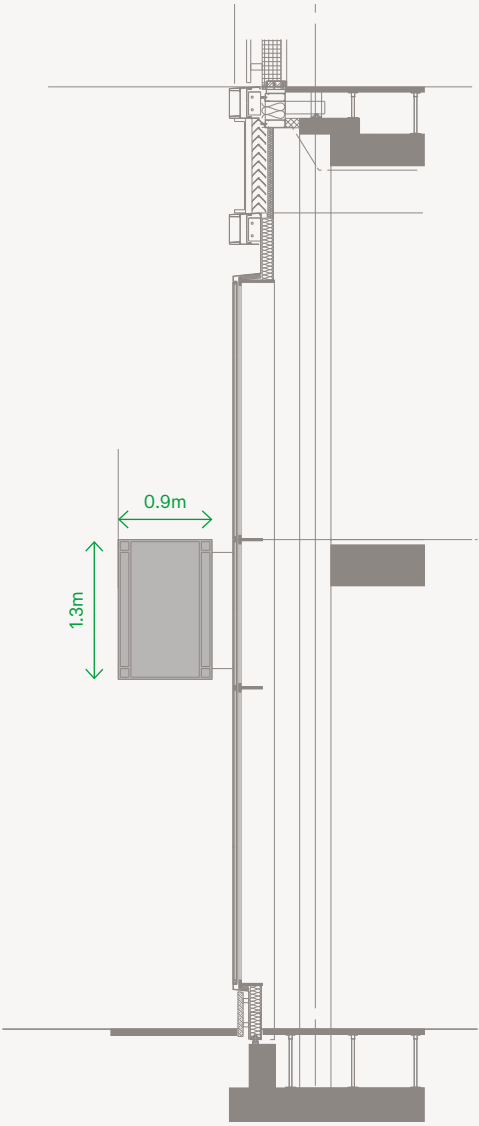


Signage
Typical bay

Signage zone showing lightbox sign and illuminated flag signs



Illuminated
flag sign





Back of house plant

Basement two

Landlord common parts / access



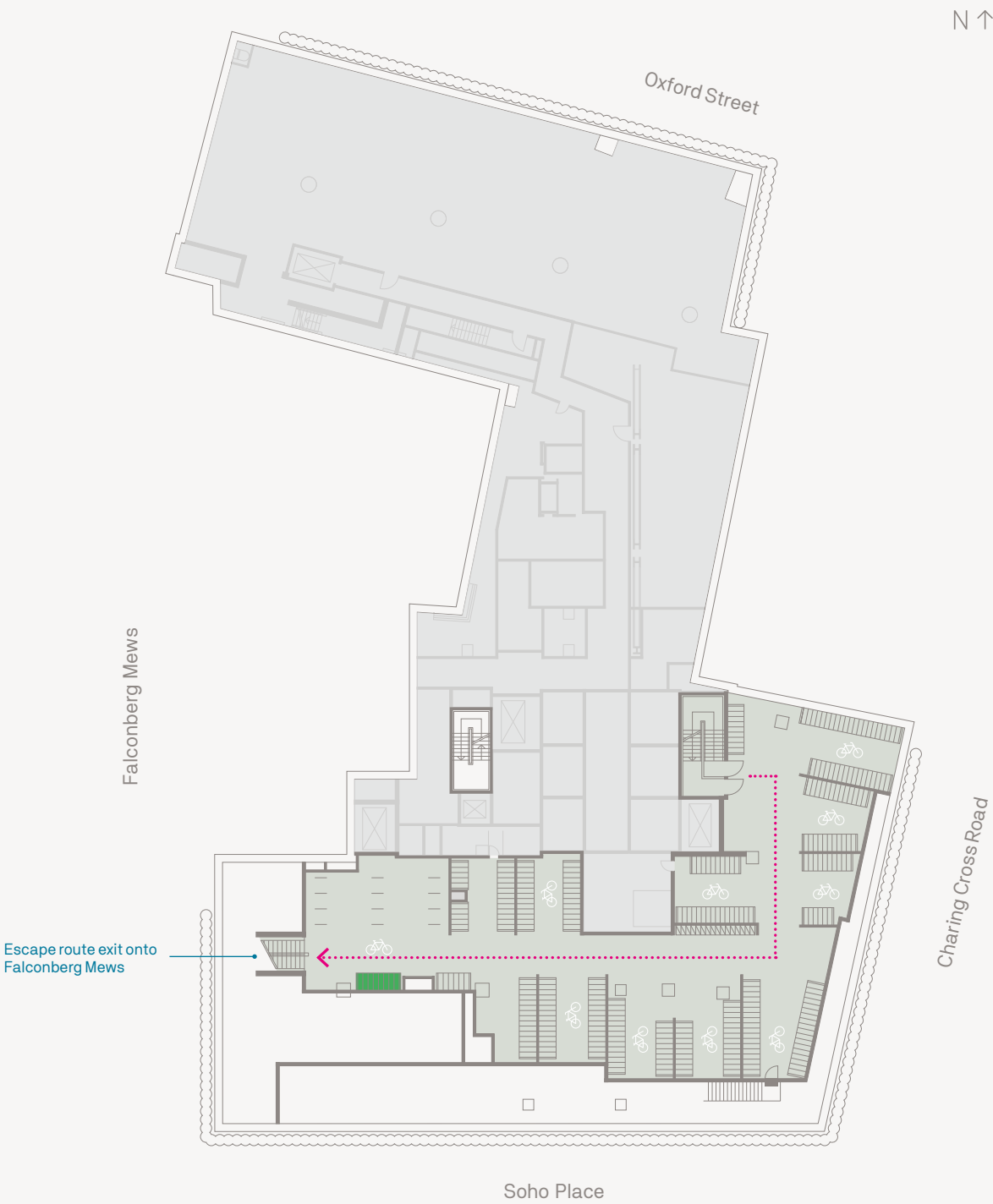
Back of house cycle store

Lower ground floor mezzanine

Landlord common parts / access

Cycle allocation 12 spaces (staff only)

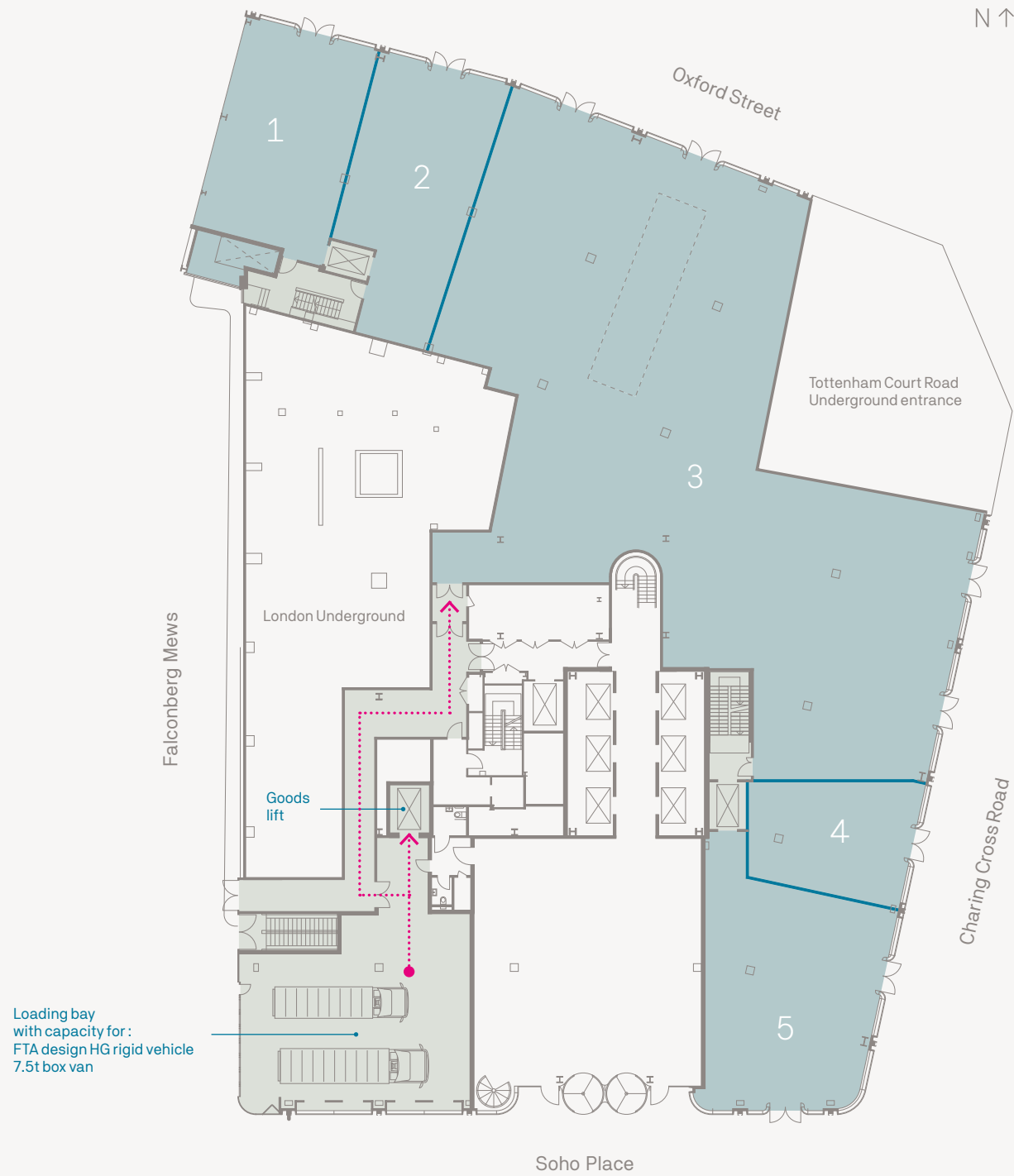
Escape route for units 3 and 5



Goods and loading protocol

Ground floor
Unit 3

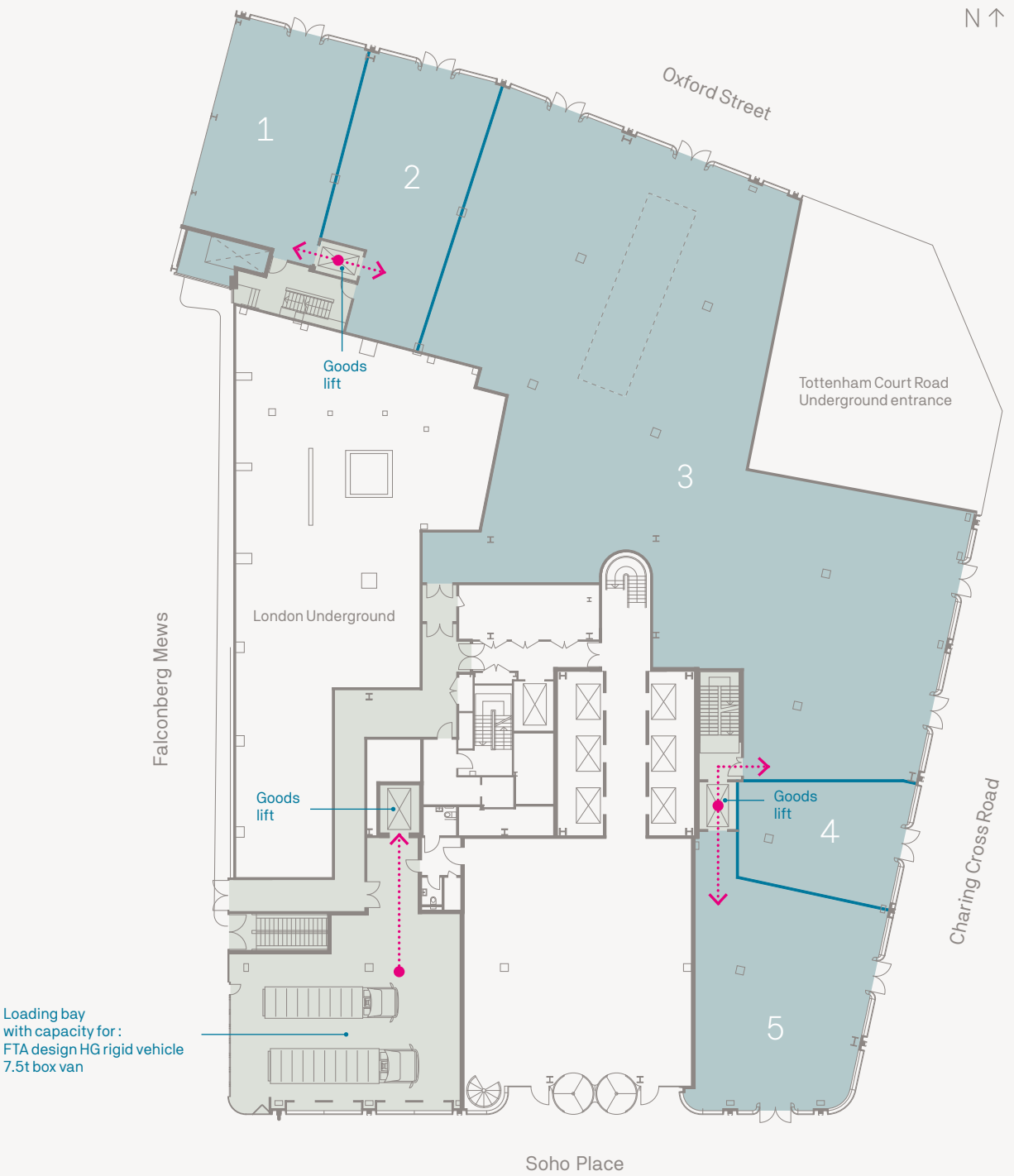
- Retail unit
- Landlord common parts / access
- ➔ Goods delivery route



Goods and loading protocol

Ground floor
Units 1, 2, 3 & 5

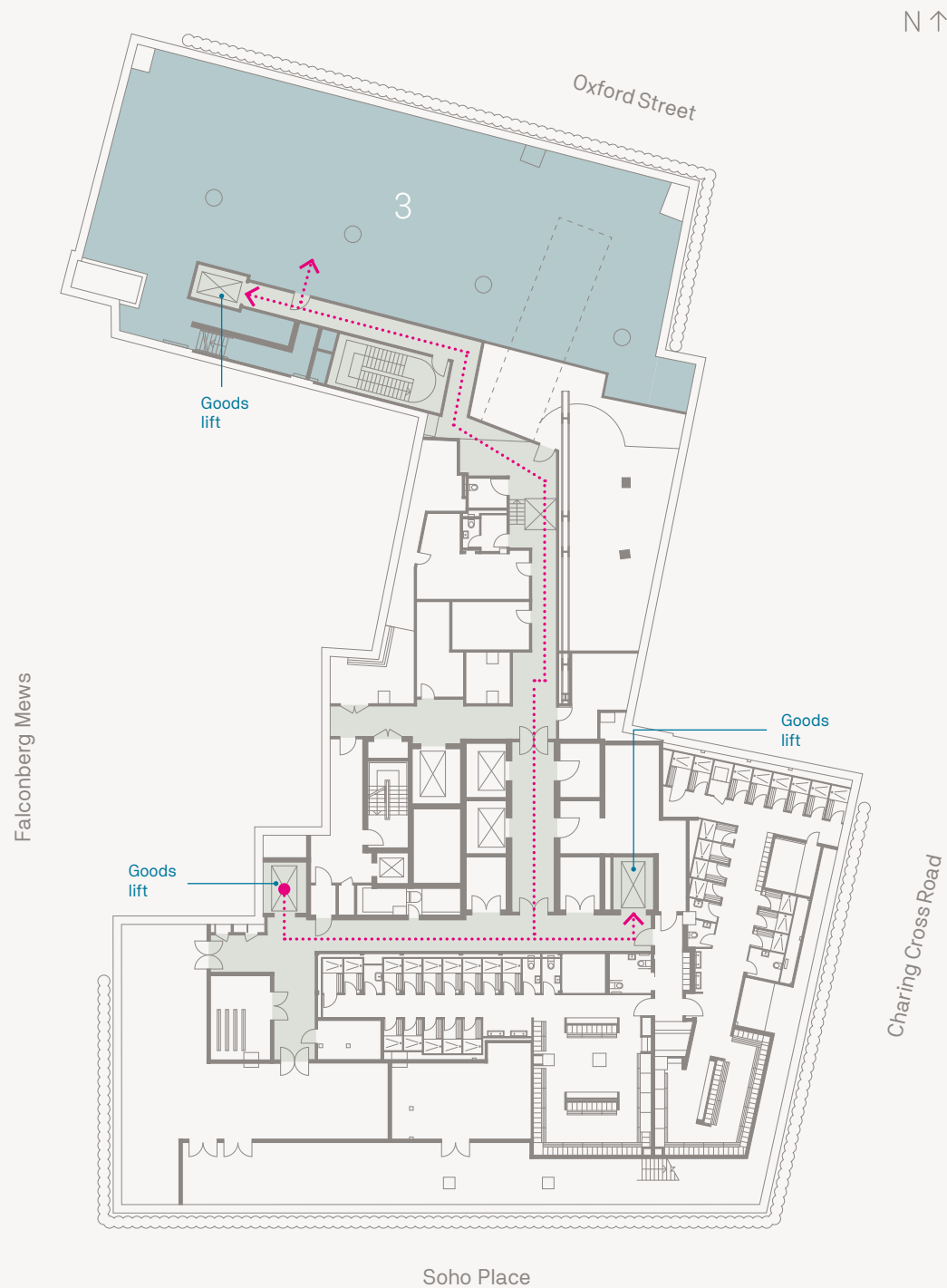
- Retail unit
- Landlord common parts / access
- ➔ Goods delivery route



Goods and loading protocol

Lower ground floor
Units 1, 2, 3 & 5

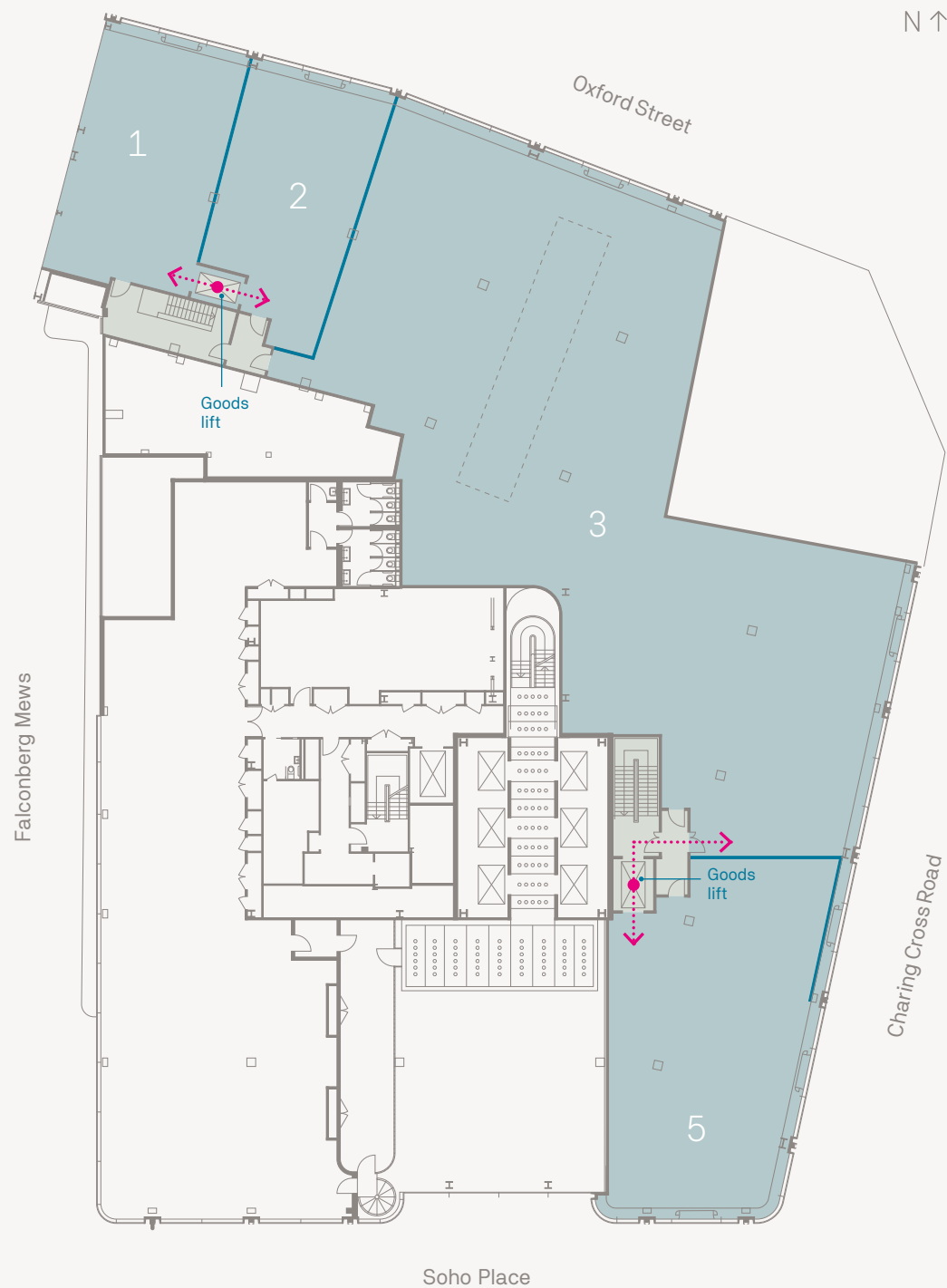
- Retail unit
- Landlord common parts / access
- ➔ Goods delivery route



Goods and loading protocol

First floor
Units 1, 2, 3 & 5

- Retail unit
- Landlord common parts / access
- ➔ Goods delivery route



MEP strategy

Ground floor

Electrical power

Approximately 185kva per unit
(Based on 5 units - total of 920kva allocated on m² basis).
Containment from electrical plantroom in basement

Water supply

1 litre/second per tenant
(Metered and capped connection to each unit)

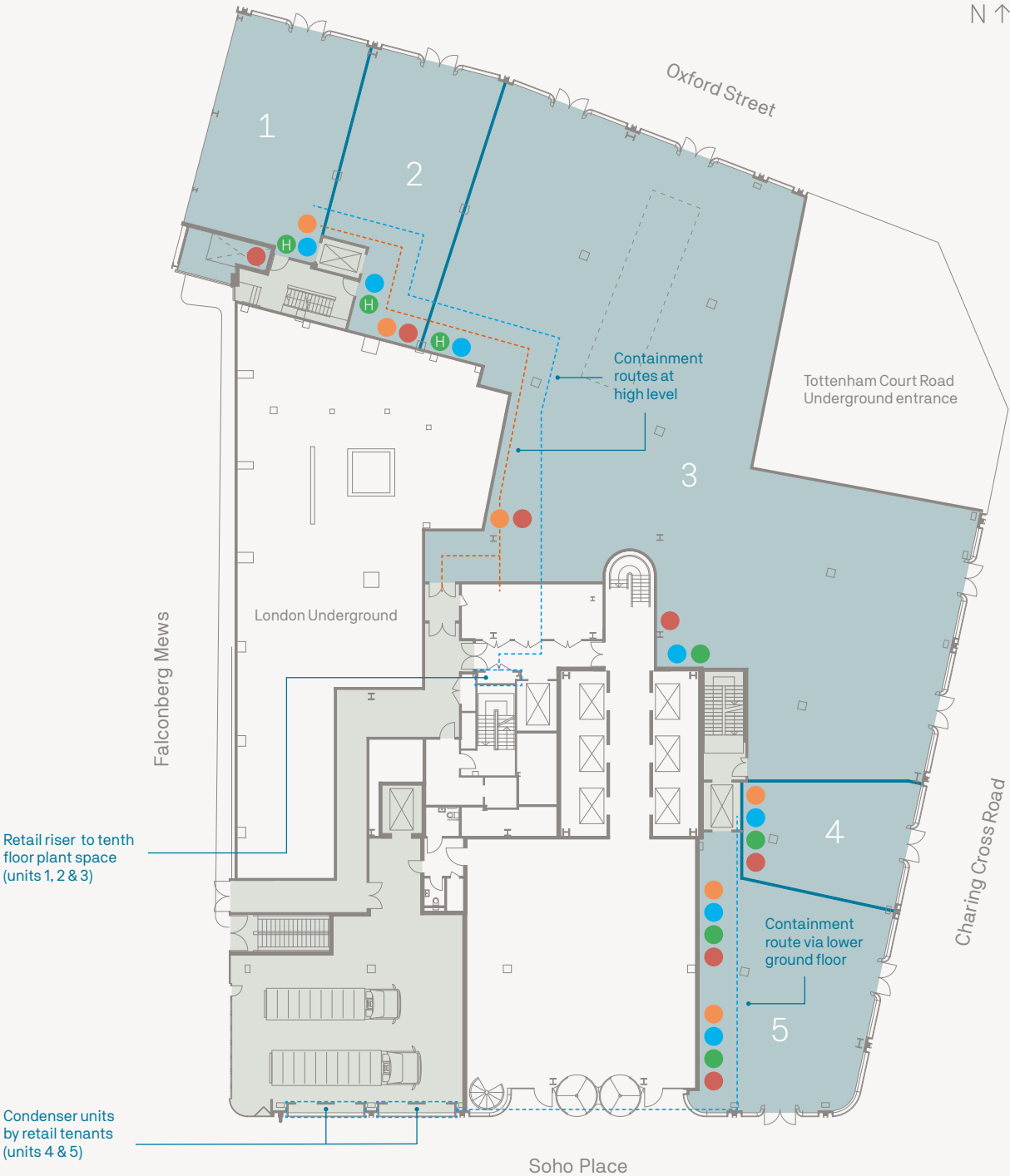
Drainage

Each unit provided with soil stack & vent stack
(Capped for tenant connection)

Heating & cooling

Provided by tenant - plant allocation at roof & within loading bay with containment from units installed as base build. Air intake via continuous louvre band to façade at high level (first floor)

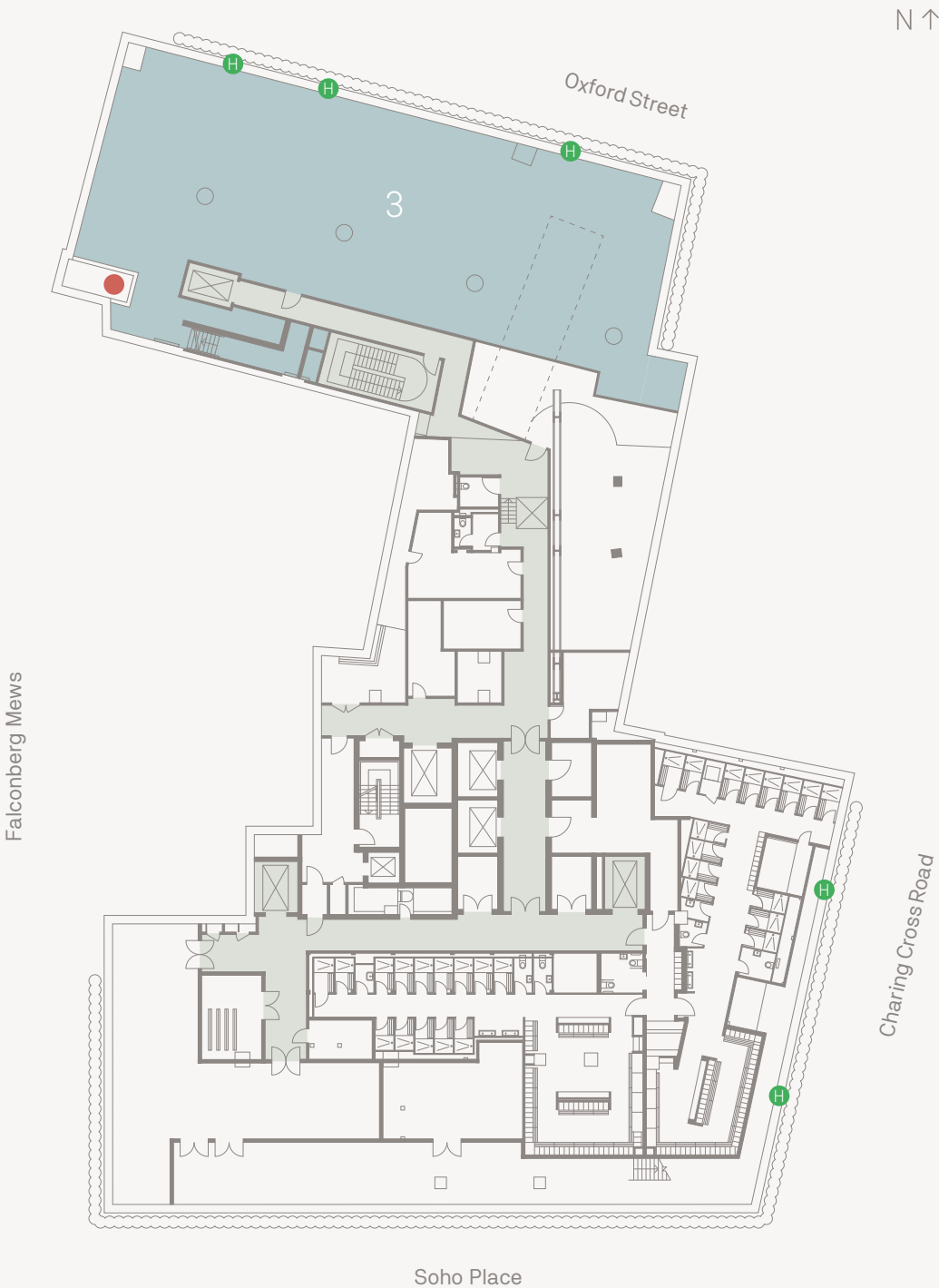
- Capped sprinkler:
H = high level
(for the tenant to install additional utilities connections should they wish)
- Capped soil stack (100mm diameter) & vent pipe (50mm diameter)
- Water supply (1 l/s via 28mm pipe)
- Electrical power/cable ladder (175kw/250a per unit – based on 5 units)
- Containment route for power cables by landlord
- Containment route for cooling pipework to tenant planted area by landlord



MEP strategy

Lower ground floor

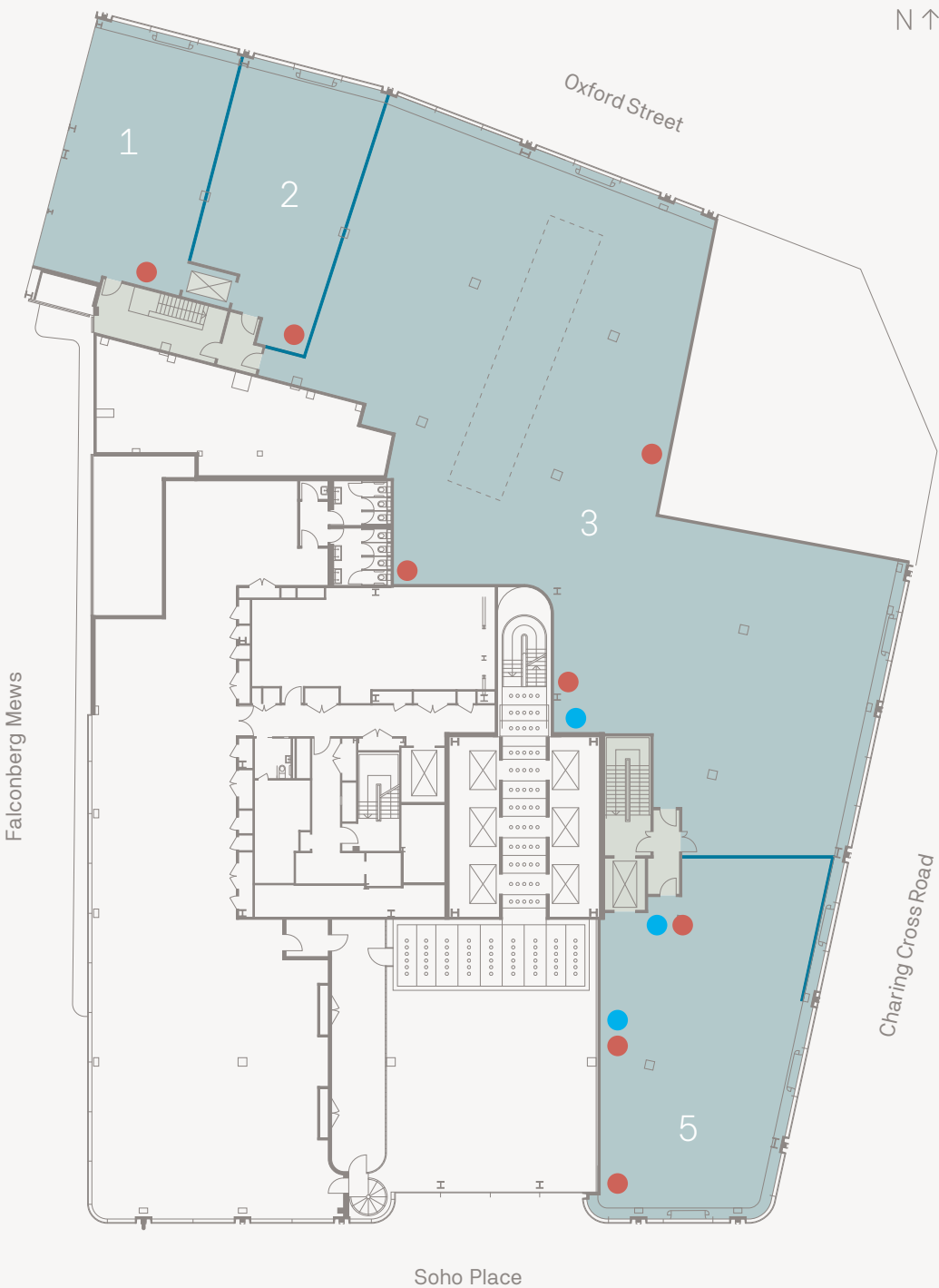
- High level capped sleeve for incoming water
- Capped soil stack (100mm diameter) & vent pipe (50mm diameter)



MEP strategy

First floor

- Water supply (1 l/s via 28mm pipe)
- Capped soil stack (100mm diameter) & vent pipe (50mm diameter)



MEP strategy

Tenant plant allocation
Units 1, 2 and 3

● External plant zone
(access route through
To be maintained)

Ninth floor

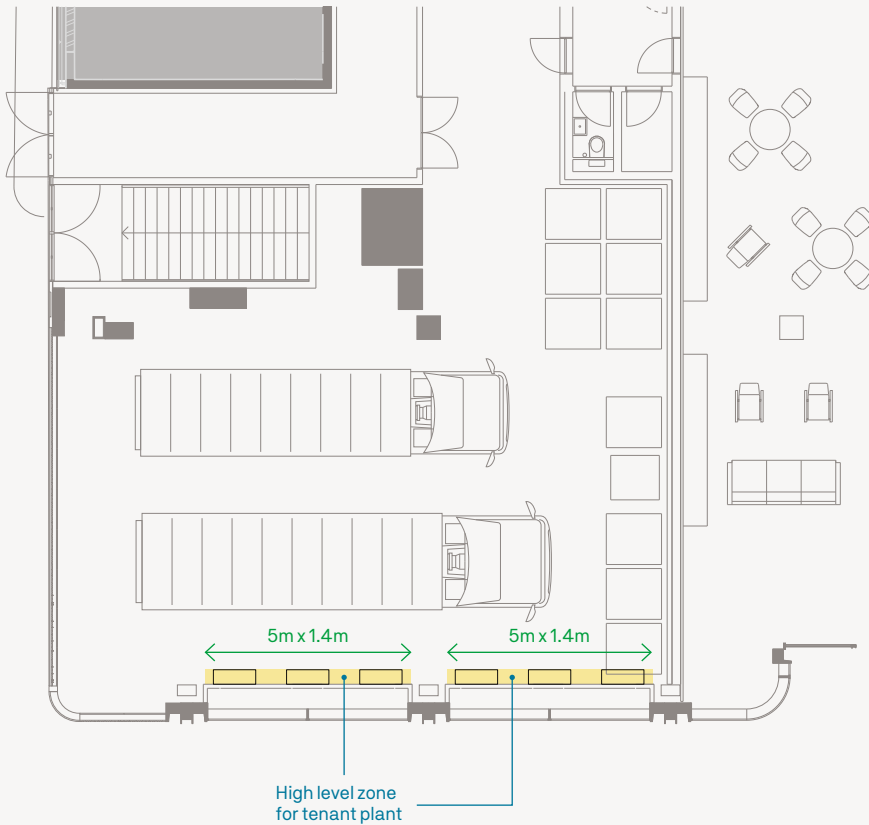


MEP strategy

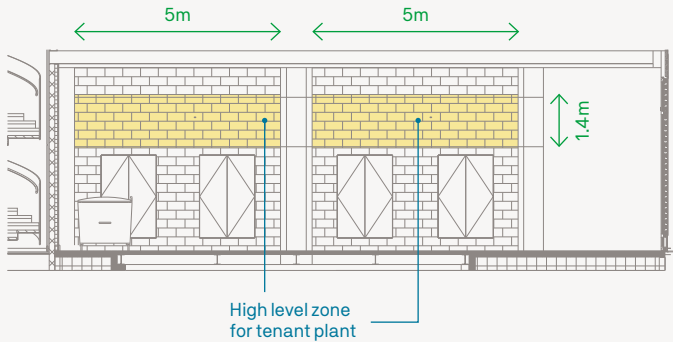
Tenant plant allocation
Units 4 and 5

● High level zone
for tenant plant

Ground floor plan



Ground floor elevation



We are
all about
the details

Occupancy

- Fire escape: 1 person per 2m² (NIA)

Structure

- Imposed structural loading: 4kn/m² & 1kn/m²

Lifts

- 2 x retail goods lifts plus a 21kg shuttle goods lift (1600kg/21 persons at 1m²/s)

Vertical circulation

- Openings for vertical circulation to be created by tenant in approved locations (fire strategy to be developed by tenant as part of fit-out)

Service provision

- Electrical power: a total of 875 kva to be allocated as below. Containment from electrical plantroom in basement

Unit 1: 100 kva
Unit 2: 100 kva
Unit 3: 500 kva
Unit 4: 70 kva
Unit 5: 105 kva

- Lighting: temporary surface mounted and emergency only
- Comms: cable basket trays from the communications intake room provide a route to the ground floor level of individual retail units. It is the tenant's responsibility to provide telecommunications wiring and arranging their own external connections into their networks using this prescribed route
- Water supply: 1 litre/second per tenant (metered and capped connection to each unit)
- Drainage: each unit provided with soil stack and vent stack (capped for tenant connection)

- Sprinkler main: capped connections from retail control valve to ground floor of each unit
- Fire: fire alarm interface panel only (tenant to provide standalone system) temporary smoke detector at exits only
- Heating & cooling: provided by tenant - plant allocation at roof & within loading bay with containment from units installed as base build. Air intake via continuous louvre band to façade at high level (first floor)

Cycle provision

- 12 spaces provided within cycle store for retail staff (allocated on pro rata basis)

Floor

- Exposed in-situ concrete slab at ground floor and post tensioned concrete slab at first floor

Soffit

- Exposed concrete

Columns

- Intumescent painted steel columns
- Painted steel bracing to party wall
- Exposed concrete columns to lower ground level

Shop fronts

- Steel framed curtain walling system
- Full height glazing (low-iron, laminated double glazed)
- Curved glass entrance reveals
- Manually operated single glazed doors



We are
sustainable

Responsible development

As a responsible business, sustainability is deeply ingrained in everything we do. Our sustainability strategy encompasses green finance, the highest environmental standards throughout our supply chain, responsible management of our existing portfolio and helps drive the creation of some of London's most innovative new office developments.

Derwent London has been at the forefront of pushing for the highest sustainability standards for many years, underlined by our recent commitment to achieve Net Zero Carbon (NZC) by 2030.

Key milestones on our journey to NZC...

2020

- Set targets to achieve NZC by 2030
- Completed 80 Charlotte Street W1, our first NZC development
- Published our NZC Pathway setting out how we will achieve this:
 - Driving down energy demand
 - Investing in renewable energy
 - Offsetting residual emissions

2021-2024

- Set building-specific operational targets
- Procure 100% of energy from renewable sources
- Roll out a programme for customer engagement

2025-2029

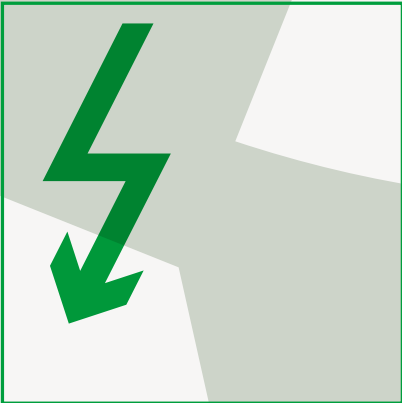
- Monitor progress across the portfolio
- Review our approach to carbon accounting and off-setting and reducing embodied carbon
- Review our approach to renewable energy

2030

NET ZERO

Embedding sustainability at One Oxford Street

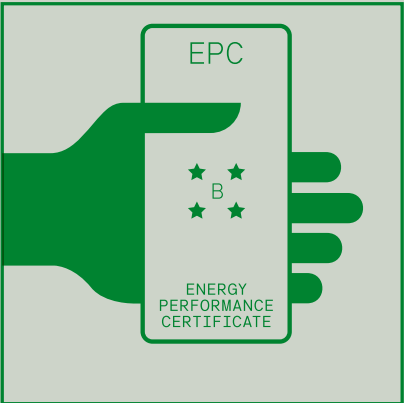
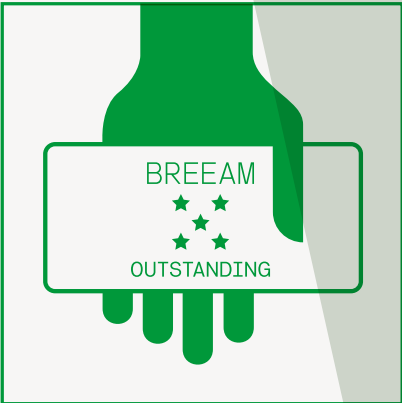
In line with our Net Zero Carbon targets, One Oxford Street will be designed with the highest standards of environmental design in mind. Here are some of the key environmental features of the scheme.



The building will be supplied by 100% renewable electricity and gas

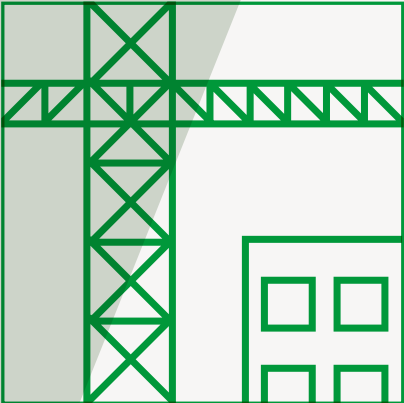
On site renewable power provided by 122m² of Photovoltaic panels, reducing demand on the grid and lowering the operational carbon footprint of the building

Sustainability standards targeted



Through efficient design methods, using low embodied carbon materials and considered construction methods the embodied carbon of the project has reduced by 10% throughout the project.

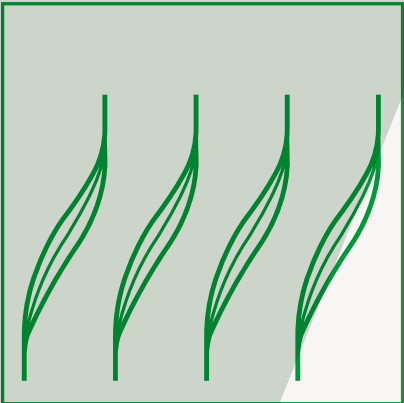
The residual emissions that we cannot eliminate will be offset through verified nature-based schemes.



All timber used to construct the building will be FSC or PEFC certified



The building is SMART technology enabled, which provides tenants the opportunity to install smart energy monitoring for efficient operational energy use



Biodiverse brown roofs to support wildlife



12 cycle racks along with shower facilities to support sustainable travel

The background is a solid olive green color. It features several large, white, abstract geometric shapes. A large, curved white shape starts from the top left and extends towards the bottom center. Another white shape is a triangle pointing upwards, located in the bottom right corner. A third white shape is a curved, wedge-like form on the right side, partially overlapping the other shapes.

We are
your team

Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners.

We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.

EG Offices
UK Company of the Year 2021

Global 100 Most Sustainable Companies

Management Today 2020
Britain's Most Admired Companies: 10th position
(top of Property Sector)



Tea Building
56 Shoreditch High Street E1
Architects: AHMM
Size: 271,100 sq ft
(retail/leisure 71,000 sq ft)
Completion: 2003
Tenants: Brat, Cowshed, Hales Gallery, Lyle's, Pizza East, Shoreditch House, Smoking Goat



Tottenham Court Walk
18-30 Tottenham Court Road W1
Architects: Orms
Size: 266,200 sq ft
(retail 48,700 sq ft)
Completion: 2015
Tenants: DF Tacos, Flying Tiger, Hotel Chocolat, Leon, Odeon, Planet Organic, ProCook T2, Waterstones



101-107 Tottenham Court Road W1
Architects: EPR
Size: 103,100 sq ft
(retail 8,200 sq ft)
Completion: 2007
Tenants: Franco Manca, Greggs, Itsu, Leon, Rush, Sushi Fabrique



Angel Building
407 St John Street EC1
Architects: AHMM
Size: 268,300 sq ft
(retail 5,400 sq ft)
Completion: 2010
Tenant: 1Rebel



Turnmill
63 Clerkenwell Road EC1
Architects: Piercy&Company
Size: 70,300 sq ft
(retail 5,300 sq ft)
Completion: 2015
Tenant: Vitra



Morelands
5-27 Old Street EC1
Architects: AHMM
Size: 88,700 sq ft
(retail 5,000 sq ft)
Completion: 2003
Tenant: Fare



White Collar Factory
Old Street Yard EC1
Architects: AHMM
Size: 291,400 sq ft
(retail 9,500 sq ft)
Completion: 2017
Tenants: Daffodil Mulligan, House of Fitness

The team

Agents

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Project team

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Services Engineer
Arup

Structural Engineer
Arup

Project Manager
Gardiner & Theobald

Quantity Surveyor
Aecom

Design: Cartlidge Levene
Illustration: Chris Dent

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All floor areas are approximate
The agents have not tested the services
Date of preparation November 2022



DERWENT
LONDON