

UNIQUE *Mayfair* FLAGSHIP RETAIL PROPERTY

Prominently positioned at the intersection of Oxford Street and South Molton Street, this distinctive building offers the exclusive opportunity for a global flagship store.

This highly visible Landmark building borders prestigious Mayfair and the vibrant West End.

LONDON – 28 SOUTH MOLTON STREET



CROSSRAIL

With a terminal adjacent to South Molton Street, the revolutionary high frequency, high capacity service is set to transform travel – and intensify visitor numbers to the area from 2018.

24,000 passengers per hour will enter and exit Bond Street station*

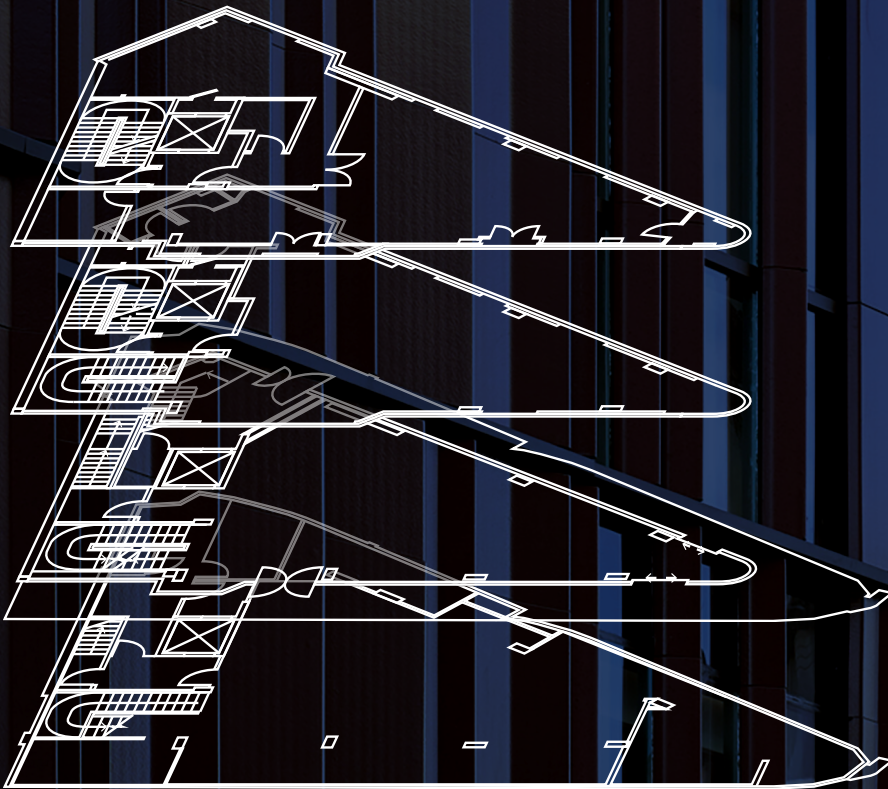
2.5 minutes trains every two and a half minutes at peak times**

285,000 passengers per day by 2026

100,000,000 projected Bond Street Crossrail passengers per annum



*Pre-Christmas and Saturday off peak period projections
**By December 2019



Ground Floor **1,255 sq ft**

Basement **1,870 sq ft**

First Floor **1,335 sq ft**

Second Floor **1,359 sq ft**

Total retail 5,699 sq ft

*Third Floor **1,382 sq ft**

*Fourth Floor **1,232 sq ft**

*Third or fourth floor offices are also potentially available on terms to be agreed

** A residential penthouse may also be available

Terms: A new IR&I lease is to be agreed.

Quoting Rent: On application.

Rates: Interested parties are advised to make their own enquires with Westminster Council in regard to rates payable.

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EPC available on request. Subject to Contract and Exclusive of VAT. These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited, 3 Hanover Square, London W1S 1HD.

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