

reignite
regent street

126 Regent St.

W1 LONDON

a world-leading retail destination

The property is located on the eastern side and the southern end of Regent Street between the junctions with Regent Place and Glasshouse Street.

With major transport hubs Oxford Circus and Piccadilly Circus just a 5 minute walk in either direction the unit is perfectly positioned at the heart of a truly global shopping destination.

Regent street is set to benefit from two new pedestrian piazzas on either side of Oxford Circus due to be delivered in late 2021 meaning there will be longer green phases at pedestrian crossings making for improved shopper accessibility and experience.

With the imminent arrival of Crossrail the unit will also benefit from the projected 73% boost in passenger numbers making this a highly sought after location.

Home to a host of global flagship stores, nearby occupiers include, Russell and Bromley, Sandro, Claudie Pierlot, Maje, Zara, Bally and Burberry.

In addition within a few hundred yards highly regarded restaurant and wellness operators can be found including Sabor, Ziggy Green, Cecconi's, Psyche, DryBy and Rapha.

2.3m

visitors to Regent St in April '21

£2.9bn

planned investment in The West End

Crossrail due in 2022 set to bring

73%

boost in passenger numbers

Oxford Circus Station accounts for

41%

of TfL passenger traffic to West End

2 new

pedestrian piazzas on either side of Oxford Circus



5 mins

from Oxford Circus and Piccadilly Circus station

Oxford Circus (500 metres)



 **lululemon**

WATCHES &
SWITZERLAND

maje

KARL LAGERFELD

SANDRO

BURBERRY

Regent Street

TOMMY HILFIGER

Russell & Bromley

126 Regent St.

ZARA

 **MOOSE KNUCKLES**

BALLY



Piccadilly Circus (300 metres)

be part of the transformation

The premises are arranged over ground and basement floors with sales space on both floors and staff and storage accommodation at basement level.

The premises comprise the following floor areas:

	SQFT	SQ M
Ground Floor	1,257	117
Basement	1,393	129
Total	2,650	246

Terms

The property is available by way of a new effective FRI lease for a term to be agreed.

Rent

On application.

Rates

We are advised by the Government that there is a 66% discount to rates payable from 30th June 2021 until 31st March 2022 for eligible occupiers.

For guidance purposes, the current Rateable Value for the property is £357,500 with rates payable 2021/2022 £190,190. Prospective tenants are advised to confirm any rating liability directly with the Local Authority.

EPC

A copy of the EPC certificate is available upon request.



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For further information, please contact:



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