



HARRISON LEGGETT

**45 OXFORD STREET, W1D 2DZ**  
172.6 SQ M [1,858 SQ FT]



16 Ingestre Place, London W1F 0JJ

0203 384 6130

MISREPRESENTATION ACT 1967 The particulars are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.



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## DESCRIPTION

A self contained building, currently an operational language school, ideally located on the south side of Oxford Street a short walk from Tottenham Court Road Station.

The property is laid out as a series of teaching rooms, with additional staff and student common areas and benefits from suspended ceilings with inset lighting. There is excellent natural light through out.

## FLOOR AREAS

First	659 sq ft
Second	480 sq ft
Third	479 sq ft
Fourth	240 sq ft

Total 1,858 sq ft

## BUSINESS RATES

We believe the RV for the premises is £66,500

## AVAILABILITY

The property is likely to be available with vacant possession Q1 2026

## TERMS

A new lease from the freeholder on terms by arrangement

## RENT

£75,000 per annum exclusive

## EPC

Rated C 2024, the relevant certificate is available on request.

For further information or to arrange an inspection contact -

Graeme Leggett 07791 552735

Nigel Harrison 07730 817075

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ANTI-MONEY LAUNDERING (AML) PROCESS Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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