

# BLUEBOOK



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**Address.**

345 Oxford Street, W1C

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**Size.**

2,339 sq ft

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**Possession.**

Available Immediately

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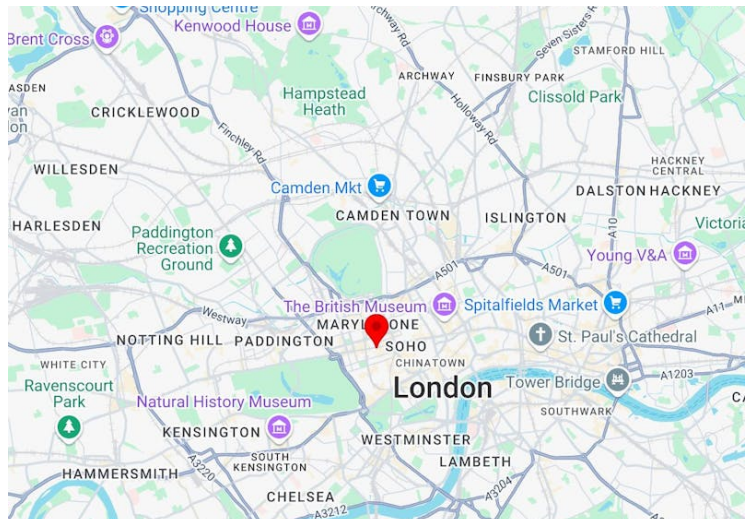
## Overview.

Smart fully fitted and furnished office space available now, moments away from Bond Street tube station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	2,339	217.30	Available
<b>Total</b>	<b>2,339</b>	<b>217.30</b>	



## Specification.

Fully Fitted and Furnished, 24 Desks, 2 Meeting Rooms, Corner Building, New Air Conditioning, Showers.

## Financials.

Rent	£69.50 per sq ft
Rates Payable	£29.38 per sq ft Est.
Service Charge	£20.51 per sq ft Est.
EPC Rating	Upon enquiry



## Contacts.

**Anders Horwood**

[020 7167 6400](tel:02071676400) | [07969 321222](tel:07969321222)

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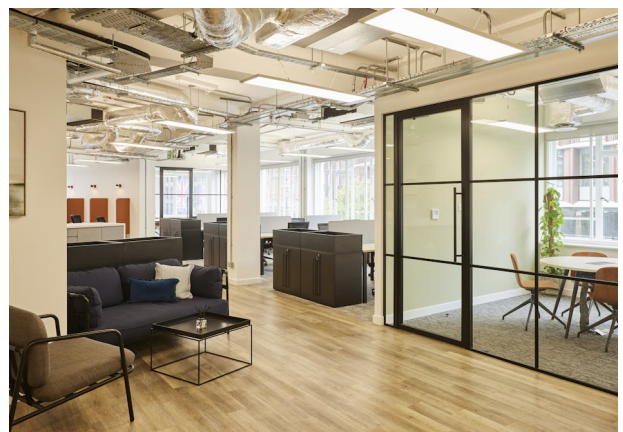
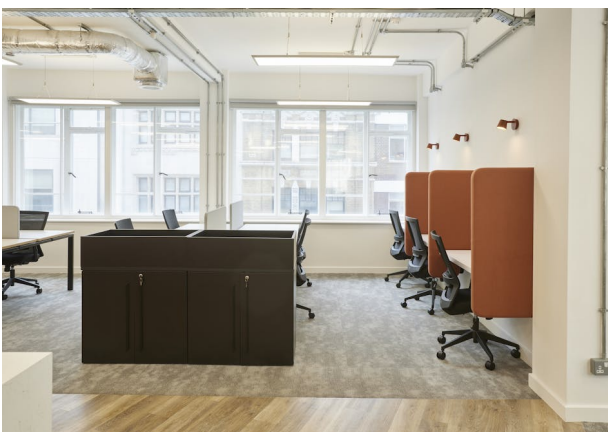
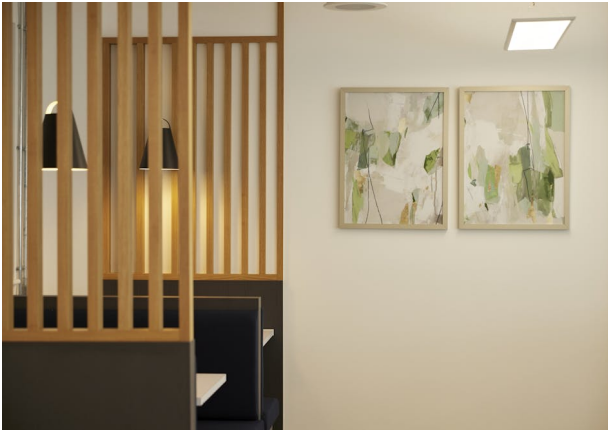
These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. Generated on 02/05/2025



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All contractors must visit the site and be responsible for checking all setting out dimensions. Notify **HOP Works Ltd.** of any discrepancies prior to any manufacture or construction works.

**ISSUED FOR INFORMATION**

SIGNED ON BEHALF OF HOP Works Ltd.

SIGNED ON BEHALF OF CLIENT

**ACCOMMODATION SCHEDULE**

<b>MEETING ROOMS:</b>	
1 x	5P MEETING ROOM
1 x	7P MEETING ROOM
<b>WORKSPACE:</b>	
24 x	1400 x 800mm DESKS
3 x	HOT DESK POSITIONS
<b>ALTERNATIVE WORK SETTINGS:</b>	
1 x	1P SOFT SEAT
1 x	4P LOUNGE
1 x	6P COLLABORATION TABLE
1 x	4P BOOTH
1 x	2P BOOTH
<b>ANCILLARY SPACES:</b>	
1 x	TEAPOINT
1 x	PRINT POINT
1 x	1200W x 600D COAT STORAGE WITH SHELF ABOVE

Rev	Description	By	Date
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**AS BUILT**  
Pre Construction / Approval / Construction / As Built Drawing

**hop Works Limited**  
101 Turnmill Street  
Farringdon  
London  
EC1M 5QP  
hello@hop-works.co.uk  
020 8051 4430

Project Name:  
AVIVA

Project Address:  
345 OXFORD STREET  
MAYFAIR  
LONDON  
W1C 2JD

**SECOND FLOOR  
GENERAL ARRANGEMENT PLAN**

Drawing Produced by: AC  
First Issue: 12.11.21  
Scale: 1:50 @ A2

W1009	01	02	GA	AB
Project No	Building	Floor	Dwg Type	Rev

