



Oceanic House - Two Unique Leisure & Retail Opportunities

Location

Situated on the corner of Pall Mall and Cockspur Street, at the South end of Haymarket the building is next to the landmark National Gallery and Trafalgar Square and close to Charing Cross and Piccadilly.

Originally home to the Pall Mall restaurant where the Rugby Union was founded, Oceanic House became the London office for the White Star Line, which operated RMS Titanic.

Description

The landmark Grade II Listed, Edwardian building has exceptional period features, frontage and offers two impressive retail, gallery or leisure spaces.

The units themselves benefit from prominent and visible shop fronts, stunning ceiling heights in both ground and basement levels and outside seating areas.

Unit 1:

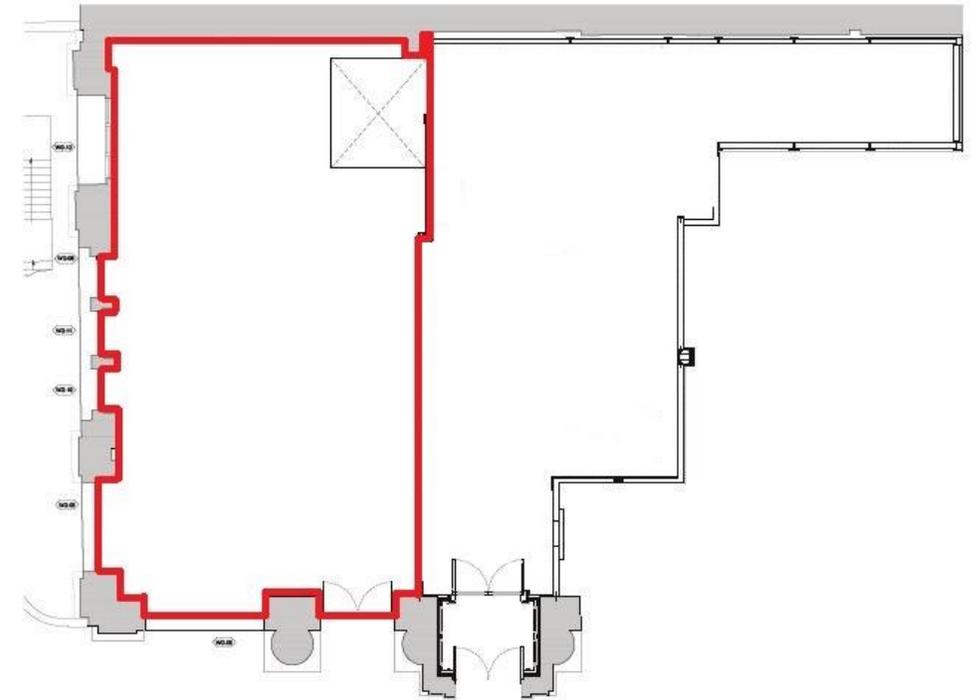
Situated on Pall Mall this is a rectangular demise with only two columns internally allowing an open space. The floor to ceiling height is 4.625m.

The premises provide the following GIA:

Ground	120 sq m	1,292 sq ft
Basement	245 sq m	2,637 sq ft
Total	365 sq m	3,929 sq ft



Pall Mall



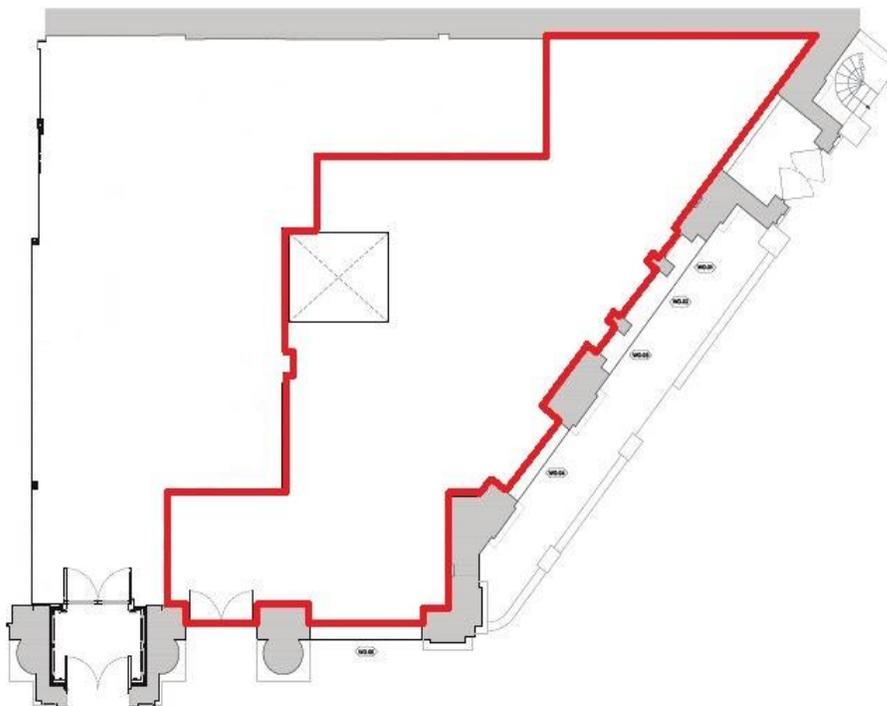
Ground Floor Plan *Full plans are available on request

Unit 2:

Unit 2 is situated on Cockspur Street and benefits from a prominent return frontage. There are floor to ceiling windows and a ceiling height of 4.625m.

The premises provide the following GIA:

Ground	135 sq m	1,435 sq ft
Basement	158 sq m	1,701 sq ft
Total	293 sq m	3,136 sq ft



Ground Floor Plan *Full plans are available on request

Planning:

The premises hold a combined A1/3 planning permission.

Tenants will be responsible for obtaining consents relating to their out fit out. Existing planning listed building consents and conditions may be viewed online. Searching under reference 14/03532/FULL

[Westminster Planning Portal](#)

Tenure:

The premises are available by way of a new 15 year leases contracted outside the renewal provisions of the 1954 Landlord and Tenant Act.



Cockspur Street

Rent:

Pall Mall: Offers in excess of £170,000

Cockspur Street: Offers in excess of £145,000

Further information:

An EPC has been commissioned and can be made available on request. Unless otherwise stated, each party is to bear its own legal costs and VAT may be applicable.

Possession will be available upon completion

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