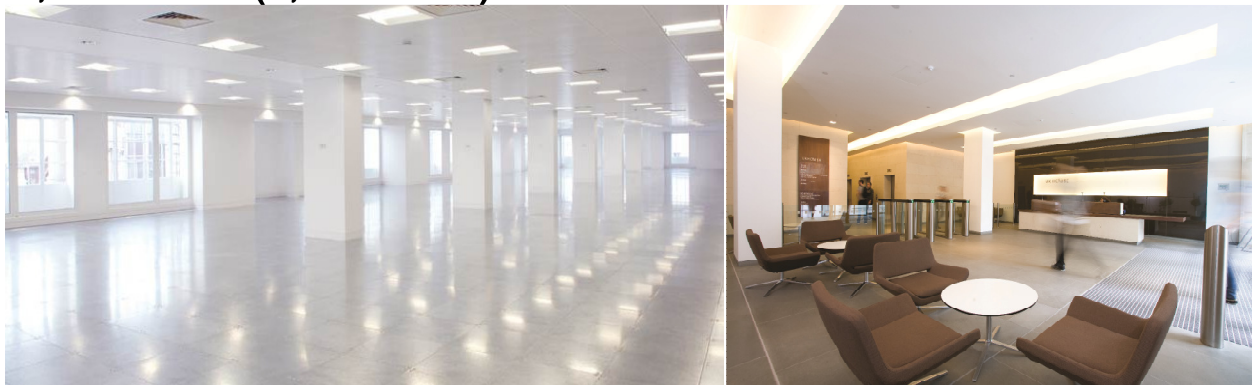


**NEW INSTRUCTION  
PART 6<sup>th</sup> FLOOR, UK HOUSE, 2-5 GREAT TITCHFIELD STREET W1  
10,870 SQ FT (1,010 SQ M) TO LET**



### LOCATION

Being juxtaposed centrally between Mayfair, Marylebone, Soho & Noho, UK House is in the very heart of London's West End. The building occupies a prominent island site on the north side of Oxford Street only a moment's walk from Oxford Circus Underground Station. The entrance to the building is positioned on the eastern side of Great Titchfield Street, which is pedestrianised, and within close proximity to the excellent shops, bars, restaurants and the al fresco dining of Market Place and Regent Street.

### DESCRIPTION

Situated in the heart of London's West End, UK House provides an opportunity to work within an area thriving on the world's latest financial, fashion, media and cultural trends. Externally the building's façade has also been refurbished to maximise the finest elements of detail and architecture which makes this one of the most iconic buildings of the area. The available floor area is:

<b>Part 6<sup>th</sup> Floor (approx)</b>	<b>10,870 sq ft</b>	<b>(1,010 sq m)</b>
---	---------------------	---------------------

### AMENITIES

- Bright, contemporary, open plan & refurbished
- CAT A Specification
- Approx 150mm fully accessible metal raised floors
- New VRV 3 Pipe Fan Coil Air Conditioning
- 6 passenger Lifts (Inc 1 goods lift)
- Underground Car & Bike Spaces
- Contemporary reception
- 24 Hour security & on-site Building Manager

### TERMS

<b>Lease</b>	By way of a new lease direct from the landlord for a term to be agreed.
<b>Rent</b>	£42.50 per sq ft per annum exclusive (VAT is applicable).
<b>Rates</b>	Estimated at £12.90 per sq ft (interested parties should make their own enquiries).
<b>Service Charge</b>	Estimated at £11.39 per sq ft pax

**VIEWINGS** Strictly by appointment with the sole letting agents:-

**Jason Hanley**  
t: 020 7025 1391  
e: [jhanley@monmouthdean.com](mailto:jhanley@monmouthdean.com)

**Rhys Evans**  
t: 020 7025 1393  
e: [revans@monmouthdean.com](mailto:revans@monmouthdean.com)

Subject to Contract March 2010