

**OFFICE TO LET | 3,200 sq ft**



\*The above photo shows the floor prior to fit out in the Landlords CAT A specification and not it's current state.

## Location

Juxtaposed 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 in NOHO, only a moment's walk from Oxford Circus Underground Station. The entrance to the building is positioned on the eastern side of the pedestrianized section of Great Titchfield Street and within close proximity to the excellent shops, bars and restaurants of Market Place, Soho, Charlotte Street and Mayfair.

## Floor Areas

Floor	sq ft	sq m
Part 6th Floor	3,200	297.28
<b>TOTAL (approx.)</b>	<b>3,200</b>	<b>297.28</b>

\*Measurement in terms of NIA

## Description

UK House provides an opportunity to work within the former RAG trade district of London now known as NOHO, an area thriving on the world's latest fashion, media, cultural and "Com" trends. The latest large lettings to Microsoft, Christian Dior, Louis Vuitton, Essence Digital and Arqiva have proven that these lofty and well lit, large, open plan spaces suit both modern or fashionable work spaces and styles.

The part 6<sup>th</sup> floor provides high quality fitted space, with a substantial board room in situ. Consideration will be given to stripping out and delivering in the Landlords CAT A spec as indicated in the photograph above.

### Jason Hanley, Partner

📞 020 7025 1391

### Rebecca Saxon, Agency Surveyor

📞 020 7025 1397

Joint Agents: CBRE 020 7182 2000

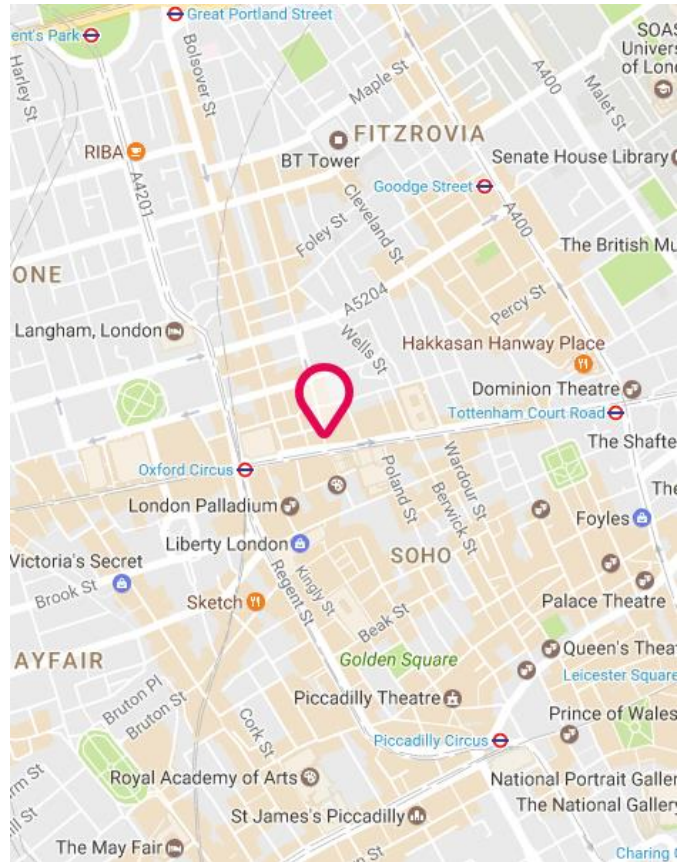
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**Subject to Contract April 2017**

# UK House, 2 Great Titchfield Street Noho, London, W1D 1NN



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## Terms

Tenure:	Leasehold
Lease:	A flexible new lease is available
Rent:	£75.00 psf pax
Rates:	Estimated at £22.90 pas pa 2017/18
Service Charge:	Approximately £13.42 psf pax

## Amenities

- Contemporary reception with new art work
- 6 passenger lifts (incl. 1 goods lift) & 2 Car Lifts
- Showers, lockers, bike racks and secure parking
- 3 pipe fan coil Air Conditioning
- High quality fitted pace
- 24 hour security and on site building manager
- Dedicated courier and loading bay to the rear

### Jason Hanley, Partner

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