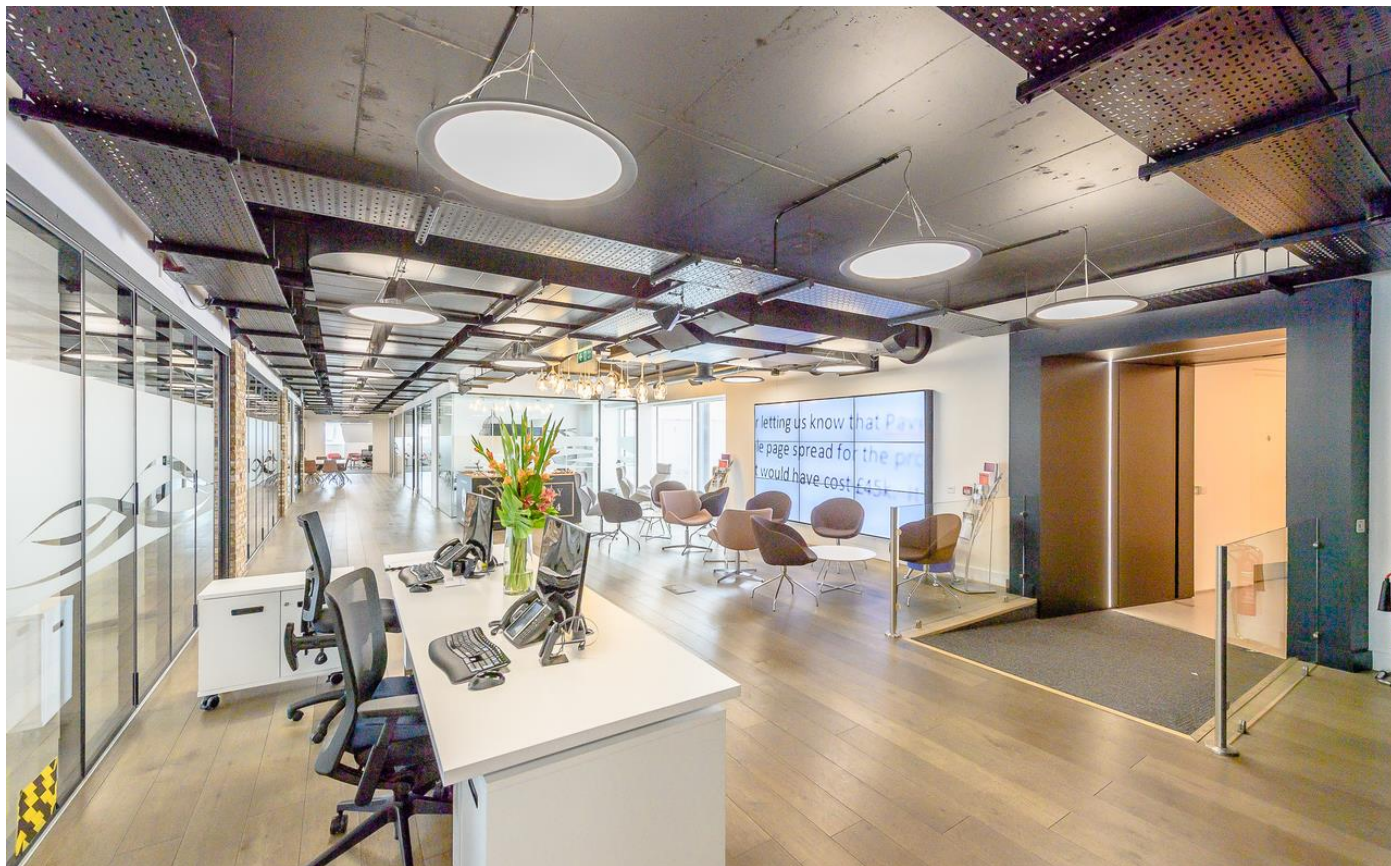


STUNNING, FITTED 7TH FLOOR OFFICE TO LET | 15,590 SQ FT



Location

UK House is a landmark building occupying a prominent island site on the north side of Oxford Street. UK House is a 3 minute 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, within close proximity to the excellent shops, bars and restaurants of Market Place & Grt Titchfield St in Noho, Charlotte Street in Fitzrovia. It is also only 30m from Soho & the glamour of Mayfair. UK House is in a prime location in the very heart of London's West End.

Description

Noho is a very fashionable and desirable London "village" thriving from being the location of choice for the world's leading internet, fashion, media and architectural practices (from Facebook to the BBC). Recent tenants of UK House include Schibsted, Microsoft's Xbox A.I. division, LVMH (Christian Dior), Dell, Essence Digital, Everis & NTT. Proving these large, very modern and contemporary loft style office floors suit both modern & fashionable styles. The part 7th floor, refurbished in 2016 & subsequently fitted to exceptional standards provides 12 meeting rooms, 4 private offices & open plan. Vacant 11/2018. Fibre installed & whilst all desks have been removed occupation can be fast tracked.

Floor Areas

Floor	sq ft	sq m
Part 7th Floor	15,590	1,448
TOTAL (approx.)	15,590	1,448

*Measurement in terms of NIA verified by Plowman & Craven

Noho

Noho is the creative media area to the north of Oxford Street between Tottenham Court Road and Great Titchfield Street. Also often referred to as Fitzrovia.

Centred around Market Place, Great Titchfield Street & the trendy bars and restaurants along Charlotte Street the last two decades has seen the area firmly establish itself as the centre of the British television production industry as well as attracting other creative and design conscious occupiers, not least Facebook and the BBC.

Jason Hanley, Partner

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Rebecca Saxon, Associate Partner

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<https://www.ukhouse.co.uk>

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2018

STUNNING, FITTED 7TH FLOOR OFFICE TO LET | 15,590 SQ FT



Terms

Tenure:	Leasehold. All tenures considered.
Lease:	A new lease direct from the Freeholder on a FR&I basis.
Rent:	Quoting £79.50 psf pax
Rates:	Estimated to be £25.98 psf per annum (2018/2019)
Service Charge:	Approx £14.00 psf pax
EPC Rating:	C

Amenities

- Double height refurbished & modern entrance with concierge & security staff
- Landmark period facade
- 6 passenger lifts / 2 car lifts
- Presently fitted to provide 1 boardroom, 11 meeting rooms (various sizes), 4 private offices (no desking). The previous tenant also had desks for 120 staff in open plan/executive offices.
- Cat VI Cabled (no warranty), Electrac and fibre enabled.
- Attractive exposed concrete ceiling with LED lighting
- Exposed brick columns / wood floors to parts
- Fully accessible metal tiled raised floors with floor boxes
- Complete new A/C system installed Q4 2015
- Onsite bike spaces and shower facilities

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Subject to Contract October 2018