

**UK House, 2 Great Titchfield Street,  
Noho, London, W1W 8NN**



**PART 4TH FLOOR TO LET | 6,668 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 6th floor, is to be refurbished similar to the picture below and will provide bright, open plan Grade A office space.

**Floor Areas**

Floor	sq ft	sq m
Part 6th Floor	6,668	619
<b>TOTAL (approx.)</b>	<b>6,668</b>	<b>619</b>

\*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](http://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 January 2019**

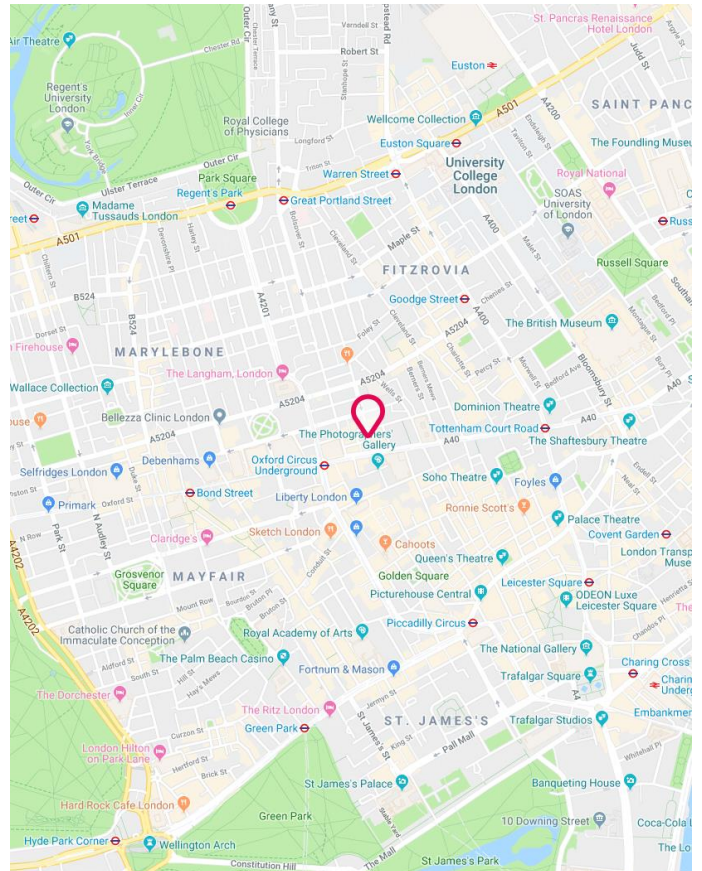
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## **PART 4TH FLOOR OFFICE TO LET | 6,668 SQ FT**



*For indicative purposes. Floor to be refurbished*



### **Terms**

Tenure:	New lease by arrangement.
Lease:	A new lease direct from the Freeholder on a FR&I basis.
Rent:	Quoting £79.50 psf pax
Rates:	Estimated to be £23.30 psf per annum (2018/2019)
Service Charge:	Approx £14.00 psf pax
EPC Rating:	TBC

### **Amenities**

- Double height modern entrance with concierge & security staff
- Landmark period facade
- 6 passenger lifts / 2 car lifts
- To be comprehensively refurbished to a Grade A specification
- New LED lighting
- New metal tile raised floor and suspended ceiling
- New air conditioning
- Onsite bike spaces and shower facilities
- Modern double glazed windows with integral electric blinds
- Dedicated loading bay with dedicated courier access

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