

TO BE REFURBISHED | STUNNING OFFICES TO LET | 6,202 - 21,901 - 28,103 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 & Great Titchfield Street 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, Dell, Essence Digital, Yext, Everis & NTT. Proving these large, very modern and contemporary loft style office floors suit both modern & fashionable styles. The part 6<sup>th</sup> floor, currently occupied by LVMH, will be available from the end of Q3/4 2020 and is to be refurbished with the exact specification to be agreed. The pictures are for indicative purposes for the refurbishment.

Jason Hanley, Partner

 020 7025 1391

### Floor Areas

Floor	sq ft	sq m	Lease
Part 6 <sup>th</sup> Floor	21,901	2,035	New
Part 4 <sup>th</sup> Floor	6,202	576	Assignment / New
<b>TOTAL (approx.)</b>	<b>28,103</b>	<b>2,611</b>	


\*Measurement in terms of \*NIA

### 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. 'Noho' stands for 'North Soho'.

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, Netflix and the BBC.

Rebecca Saxon, Associate Partner

 020 7025 1397

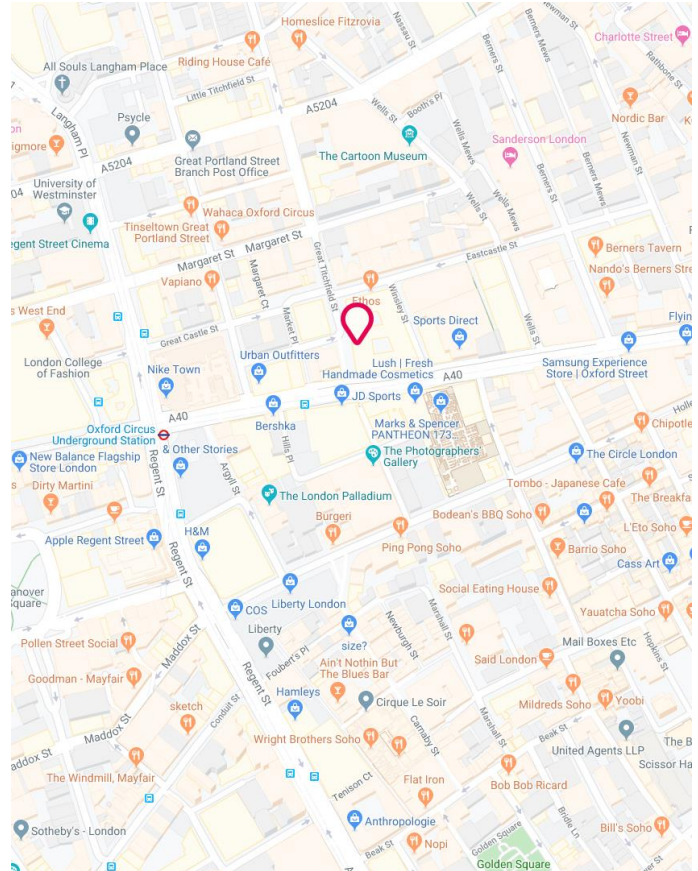
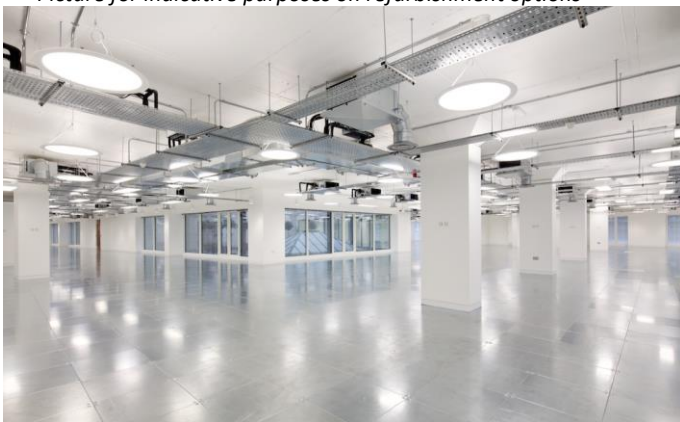
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see [www.voa.gov.uk](http://www.voa.gov.uk) for further information. None of the systems or services in the property have been tested by us to check they are in working order.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

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\*Picture for indicative purposes on refurbishment options



## Terms

Tenure:	Leasehold
Lease:	A new lease direct from the landlord from for the part 6 <sup>th</sup> floor. Assignment/ sublease to January 2025 or a new lease from the landlord for the part 4 <sup>th</sup>
Rent:	Part 6 <sup>th</sup> floor - £85.00 psf pax
Passing Rent	Part 4 <sup>th</sup> Floor - £82.50 psf pax
Rates:	Estimated at £28.00 psf pa (2019/20) Estimated at £27.03 psf pa (2019/20)
Service Charge:	Approximately £14.00 psf pax
EPC Rating:	C

## Amenities

- Double height modern entrance (under refurbishment) with concierge & security staff
- 6 passenger lifts / 2 car lifts (being refurbished)
- To be refurbished – specification to be agreed
- Option to retain fittings
- Full access metal tile raised floor
- LED lighting
- 4 pipe fan coil air conditioning
- Onsite bike and shower facilities (under comprehensive refurbishment)

Jason Hanley, Partner

📞 020 7025 1391  
✉️ jhanley@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397  
✉️ rsaxon@monmouthdean.com

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