

STUNNING FITTED FLOOR TO LET | 6,202 sq ft extending to 6,831 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, Xert, Everis & NTT. Proving these large, very modern and contemporary loft style office floors suit both modern & fashionable styles. The part 4<sup>th</sup> floor is beautifully fitted to provide a mixture of private offices and meeting rooms and will have use of a terrace on the floor from September 2020. The floor is to be extended between June and September 2020 and will give a new area of 6,831 sq ft.

Jason Hanley, Partner

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### Floor Areas

Floor	sq ft	sq m
Part 4 <sup>th</sup> Floor	6,831	635
<b>TOTAL (approx.)</b>	<b>6,831</b>	<b>635</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.

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.

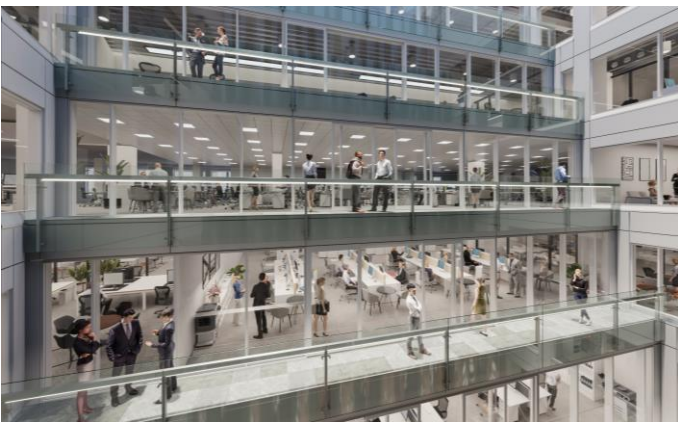
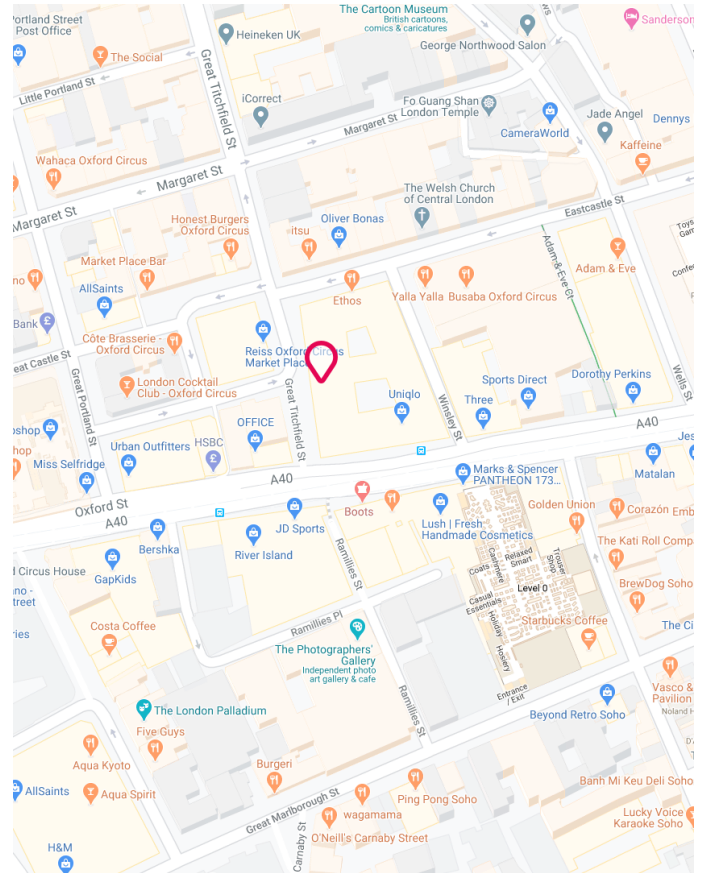
Rebecca Saxon, Associate Partner

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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 April 2020

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\*CGI showing new light well extension and terrace



**Terms**

Tenure:	Leasehold
Lease:	Assignment or sublease to January 2025 or a new lease from the Landlord. There are no further rent reviews.
Passing Rent:	£83.00 psf pax
Rates:	Estimated at £27.50 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
- Fully fitted
- 3 large meeting rooms/board rooms
- 7 private offices
- Open plan desking for 24 (easily explaining to more)
- The floor is to be extended by the landlord
- The office was beautifully refurbished in 2016
- Full access metal tile raised floor with electric
- LED lighting
- 4 pipe fan coil air conditioning
- Roof terrace (access to be granted shortly)
- Onsite bike and shower facilities (under comprehensive refurbishment)

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