

UK House, 2 Great Titchfield Street,
Fitzrovia, London, W1W 8NN



TO BE REFURBISHED Q1 2021* | STUNNING ENTIRE 5th FLOOR OFFICE |
13,500 - 26,945 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 proximity to the excellent shops, bars and restaurants of Market Place, Great Titchfield Street and Charlotte Street in Fitzrovia. It is also only 30m from Soho and 250m from the glamour of Mayfair. UK House is therefore in a prime W1 location in the very heart of London's West End.

Description

The location of choice for the world's leading internet, fashion, media and architectural practices (from Facebook & Netflix to the BBC). Past & present tenants of UK House include LVMH/Christian Dior, Microsoft Xbox, Essence, Yext, Octopus Energy, Everis & NTT.

The largest, modern and contemporary loft style office floors in W1 with the latest modern Grade A specifications throughout. Space that suits discerning tenants' seeking the best office floors & style. The part 5th floor will be available in February 2021 and is to be refurbished immediately. The pictures herein are indicative and show other floors recently refurbished or fitted out by tenants.

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154

. *Subject to imminent surrender and vacant possession

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.

Floor Area

Floor	sq ft	sq m	Lease/Spec
Part or Entire 5th Floor	13,500 to 26,945	2,503.27	New Grade A
TOTAL (approx.)	26,945	2,503.27	

Measurement in terms of NIA

History

UK House boasts an ornate period façade in the style of Hampton Court Palace. The architect, R. Frank Atkinson succeeded in creating a neo-baroque frontage, designed to dominate the eastern side of Oxford Street in 1902. It was, however, only the aesthetic features that at the time were historical. UK House was one of the first steel framed buildings in London and allowed for the construction of vast well-lit floor plates. It was first famous as the Garring & Willows Department Store. Subsequently in the 70's the trading floors for a Chicago Bank then repurposed as the area changed in the 1990's to being the first HQ of MTV and into the 21st century home to companies such as Microsoft Xbox & LVMH.

Olivia Stapleton, Graduate Surveyor

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Subject to Contract February 2021

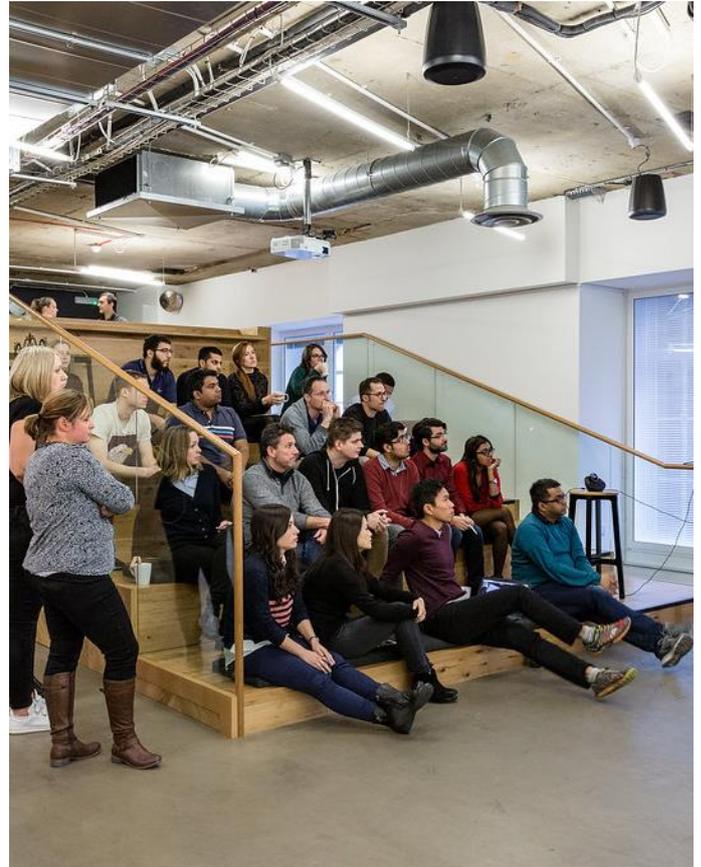
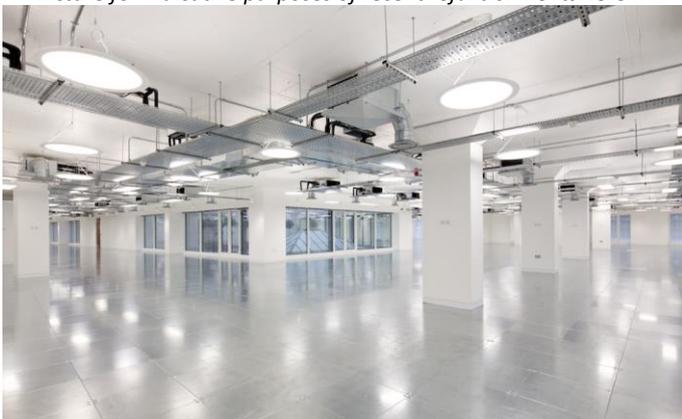
📞 020 7025 1390

🏠 4 Golden Square London W1F 9HT

LARGEST AVAILABLE FLOOR IN W1 | STUNNING ISLAND SITE | 26,945 sq ft



**Picture for indicative purposes of recent refurbishments herein*



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord for the whole/part 5 th floor on a FR&I basis.
Rent:	£82.50 psf pax
Rates:	Estimated at £27.50 psf pa (2020/21)
Service Charge:	Approximately £13.50 psf pax (2021)
EPC Rating:	TBC – other floors presently C

Amenities

- Stunning new double height entrance with in-house barista (completion Q1 2021)
- 4 pipe fan coil A/C with enhanced rate of return of fresh air / re-circulation. Potential for personal improvements such as Ozone and Ultraviolet enhancements & modifications
- Onsite bike workshop and bike racks with drying lockers and bespoke (spa) shower facilities (under comprehensive refurbishment ready Q1 2021)
- Onsite building Management, Concierge & Security staff
- Rear loading bay with security for all couriers/deliveries
- 6 new passenger lifts & separate courier & goods lifts
- LED lighting throughout
- Stunning building & location in prime Noho/Soho catchment area

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Subject to Contract February 2021