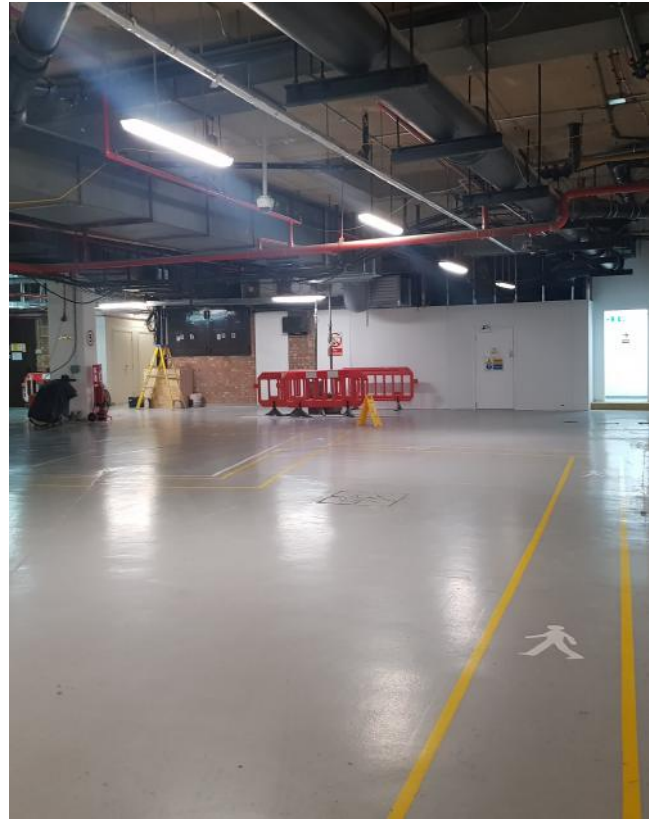


**UK House, 2 Great Titchfield Street,
Fitzrovia, London, W1W 8NN**



**PART GROUND & BASEMENT | PRIVATE “HAKKASAN
STYLE” ENTRANCE | CLASS E USE | 9,427 sq ft | LOADING**



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. The new ground floor & basement opportunity is situated to the left of the main office entrance & will feature escalators into the cavernous old car park.

Description

The location of choice for the world’s leading internet, fashion, media and architectural practices (from Facebook & Netflix to the BBC) as well as past/present tenants including H&M, Uniqlo, Pret, Ole & Steen, LVMH/Dior, Microsoft Xbox & Octopus Energy. The 1,141 sq ft dedicated ground floor retail entrance and 8,286 sq ft basement, combined with dedicated private access & loading bay access, will be of tremendous appeal to leisure operators, retailers, restaurateurs or even tech (all subject to Class E planning). This part will be available in Q2 2021 ready for a tenant’s bespoke fit out.

Floor Area

Floor	sq ft	sq m	Lease/Spec
Part Grd Flr Retail Entrance (Unit 8)	1,141	106.00	New/Shell
Part Basement	8,286	769.79	New/Shell
TOTAL (approx.)	9,427	875.79	

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.

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154

*Subject to imminent surrender and vacant possession

Olivia Stapleton, Graduate Surveyor

📞 020 7025 1390

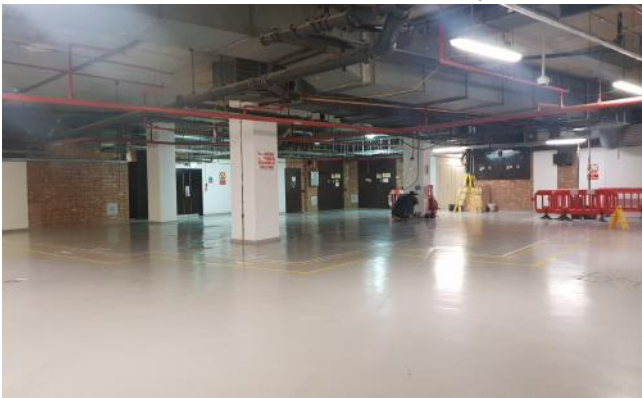
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Subject to Contract February 2021

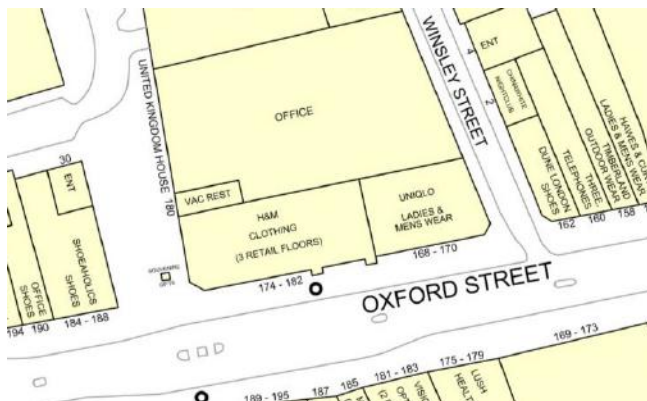
UK House, 2 Great Titchfield Street,
Fitzrovia, London, W1W 8NN



**HUGE BASEMENT AVAILABLE IN W1 | PRIVATE HAKASSAN STYLE ENTRANCE |
ISLAND SITE WITH LOADING BAY | E CLASS USE | 9,427 sq ft**



**Picture for indicative purposes of recent upper floor fit out wherein ceiling height 3.1m (Basement ceiling height 4.1m*



Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord on a traditional FR&I basis.
Rent:	£55.00 psf pax (£518,485 pax)
Rates:	Not at present in rating list
Service Charge:	Approximately £ (2021)
EPC Rating:	TBC – other floors presently C

Amenities

- 4.1m Ceiling Height / Shell Unit
- Private “Hakkasan style” retail entrance with option for colossal car lift access (in situ) or consent for new escalators
- Onsite 9,000 sq ft new tenant bike workshop and bike store with drying lockers and bespoke (spa) shower facilities (under comprehensive refurbishment ready Q1 2021).
- Onsite building Management, Concierge & Security staff/24hr security
- Rear loading bay with security for all couriers/deliveries
- 50m from Oxford Street and opposite Market Place
- Stunning Hampton Court façade
- Prime Noho/Soho catchment area
- Long 25-year Lease available with 5 yearly open market rent reviews

Jason Hanley, Partner

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Olivia Stapleton, Graduate Surveyor

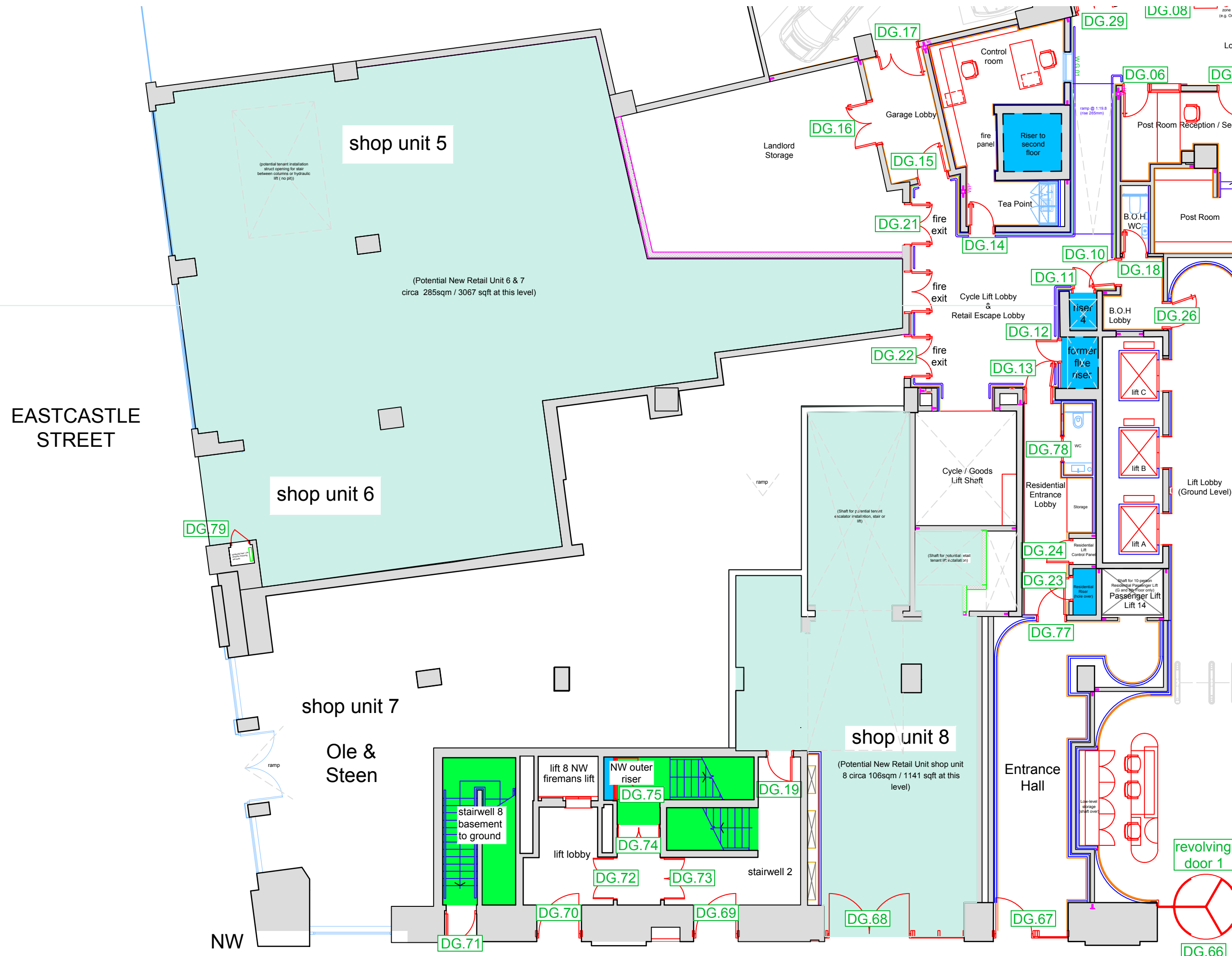
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Subject to Contract February 2021



EASTCASTLE STREET

GREAT TITCHFIELD STREET
 Total Retail Area (Ground and Basement) = 1161m² / 12,497sqft
CARPARK TO RETAIL CONVERSION INCORPORATING RETAIL UNITS 5,6,8:

LAYOUT AND SERVICES
 SUBJECT TO FINAL DETAILED
 DESIGN REVIEW BY
 LANDLORD CONSULTANTS

Property / Job
 UK House
 East Castle St & Great Titchfield St Dual Entrance
 Floor / Location
 - Ground Level
 Drawing reference
 Proposed Plan
 Scale:
 1:125 @ A3
 Date:
 23.09.20



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- UKH-RT-01	-
Rev.	Date.

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