

FITTED OFFICE | 4th FLOOR WITH TWO TERRACES | 19,836 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, on the doorstep of the excellent shops, bars and restaurants of Market Place & Great Titchfield Street as well as near renown restaurants in Charlotte Street. It is also only 30m from the delights of Soho & the glamour of Mayfair. UK House is a prime building in an exceptional location, in the very heart of London's West End.

Description

This landmark building, built in 1903 to be the Waring & Gillow's Department Store, was designed in the style of Hampton Court Palace. The main office reception has recently undergone a comprehensive, architectural refurbishment that included lifts and all "end of journey" facilities ("best in class"). The part 4th floor comprising 19,836 sq ft will be available from 1st June 2022. This large office can be offered for a short term of approx. 19 months, fully fitted and furnished (as is) or all furniture can be removed. The floor has all Grade A specifications including a well maintained 4 pipe A/C system with an excellent fresh air recirculation system. The floor will also shortly have two private roof terraces.

Floor Areas

Floor	sq ft	sq m
4th Floor	19,836	1,843
TOTAL (approx.)	19,836	1,843

*Measurement in terms of *NIA

Noho/Fitzrovia

Noho (aka Fitzrovia) is an established sector of W1 to the north of Oxford Street between Great Portland Street and Charlotte Street. 'Noho' is an abbreviation of 'North Soho'. UK House is 25m from Soho. The area features Market Place, Great Titchfield Street & the renown bars and restaurants along Charlotte Street. It is the centre of the British Television industry as well as attracting many creative, tech, gaming, fashion, architectural and design orientated occupiers, not least Facebook, Netflix, the BBC, Gamesys, Estee Lauder, Gamesys, Arup and Octopus Energy.

Jason Hanley, Partner

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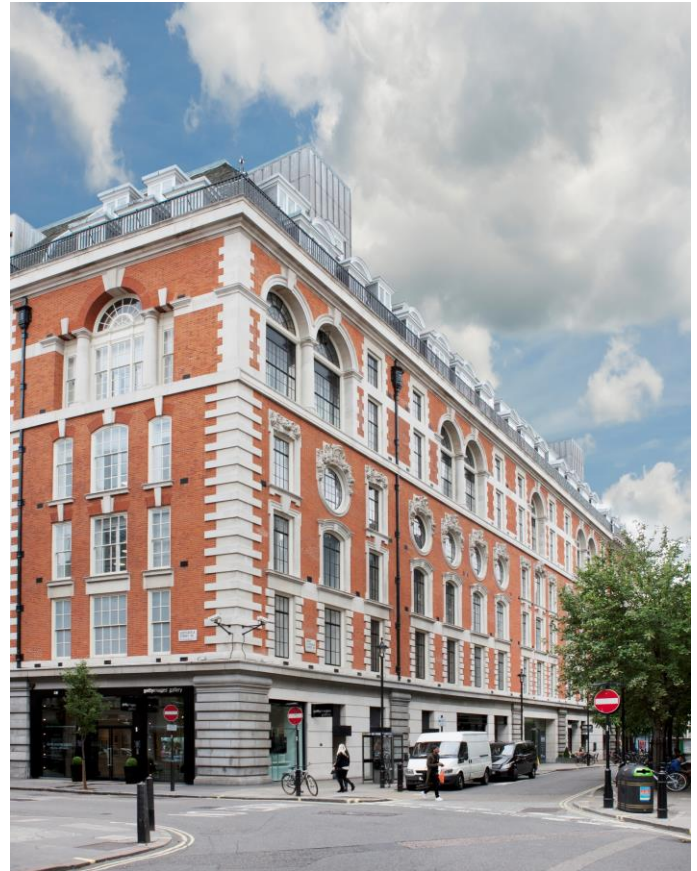
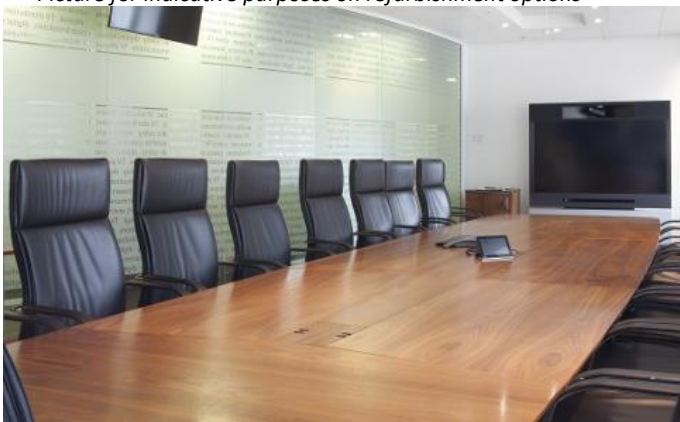
Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties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

Subject to Contract April 2022

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**Picture for indicative purposes on refurbishment options*



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease until December 2023 direct from the Landlord
Rent:	Quoted Rent £87.50 psf pax
Rates:	Estimated at £25.66 psf pa (2022/23) subject to possible crossrail levy
Service Charge:	Approximately £14.00 psf pax

Amenities

- Two large private terraces (completion Sept 2022)
- Stunning new double height entrance foyer with in-house barista with tailored building staff.
- 4 pipe fan coil A/C with fresh air recirculation (windows also open)
- Onsite new bike workshop, bike racks, drying lockers & electric charging points
- Bespoke (spa) shower facilities with fresh towel service
- Onsite building Management, Concierge & Security staff
- Rear loading bay for all couriers/deliveries & post room
- 6 new front of house passenger lifts & further separate courier & goods lifts
- LED lighting throughout and excellent natural daylight (island site)
- Stunning building & prime W1 location

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