

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



**TO BE REFURBISHED | ENTIRE/PART 2nd FLOOR | DIVISABLE FROM 15,000 up
to 29,436 sq ft | AVAILABLE APRIL 2023**



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

Past & existing tenants of UK House include Octopus Energy, Adevinta, Xbox, Dell, LVMH Christian Dior, Essence Digital, Yext & NTT. Proving these large, very modern "lofty" office floors suit all manner of discerning, modern occupiers. The entire 2nd floor will be available on completion of a full refurbishment to a Grade A specification with exposed ceilings and raised floors, circa April 2023. This refurbishment will include new A/C offering the highest class fresh air recirculation rates of return. Furthermore, new "in house" facilities such as the buildings new reception with barista, plus "end of journey" amenities including state of the art bike stores, workshop, showers and lockers. There is also a loading bay, 24hr security and amazing concierge.

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154

Floor Areas

Floor	sq ft	sq m	Lease
Part & Entire 2 nd Floor	15,000 up to 29,436	To 2,735	New from circa April 22
TOTAL (approx.)	15,000 up to 29,436	2,735	

*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'.

The area features Market Place, Great Titchfield Street & the trendy bars and restaurants along Charlotte Street. It is the centre of the British Television industry as well as attracting many creative, tech and design orientated occupiers, not least Facebook, Netflix, the BBC, Gamesys, Estee lauder and Octopus Energy .

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940 / 07899667988

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 September 2022

📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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



**TO BE REFURBISHED | AVAILABLE c. APRIL 2022 | 15,000 up to 29,436 sq ft |
Part or Entire 2nd FLOOR**



**Picture for indicative purposes on refurbishment options*



Terms

Tenure:	Leasehold available approx. April 2022
Lease:	A new lease direct from the Landlord for part or the whole 2 nd floor (from 15,000 sq ft) on a traditional FR&I basis.
Rent:	Quoted Rent £87.50 psf pax
Rates:	Estimated at £25.66 psf pa (2022/23)
Service Charge:	Approximately £14.00 psf pax

Amenities

- Two large private terraces approx. 2,000 sq ft
- Stunning new double height entrance foyer with in-house barista with tailored building staff.
- NEW 4 pipe fan coil A/C with 1:6 ratio
- Onsite bike workshop, bike racks, drying lockers & electric charging points
- Bespoke (spa style) shower facilities with fresh towel service
- Onsite building Management, Concierge & Security staff
- Rear loading bay with security 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

Jason Hanley, Partner

📞 020 7025 1391 / 07904630154
@ jhanley@monmouthdean.com

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940
@ ostapleton@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract September 2022