

**UK HOUSE, 2 GREAT TITCHFIELD STREET,
FITZROVIA, LONDON W1D 1NN**



**4th FLOOR FULL GRADE A REFURBISHMENT | COMP. MARCH/APRIL 2023 WITH 2
TERRACES| c. 20,949 sq ft (a further 15/30k also available on 2nd floor at same time)**



Location

UK House is a landmark building, the former Warring's & Gillows Department Store, an island site on the north side of Oxford Street. The main office entrance is on Great Titchfield Street. UK House is a 3-minute walk from Oxford Circus Underground Station & 5 mins from Crossrail. It has all the glamour of the West End on its doorstep being only 30m from the delights of Soho & the glamour of Mayfair too. UK House is a prime building in an exceptional Fitzrovia location, in the very heart of London's West End.

Description

Built in 1903 with a stunning Grade II listed façade, in the style of Hampton Court Palace, it is undergoing a major pivotal transformation. The Landlord has invested in a comprehensive, architectural refurbishment that included new reception, lifts and all "end of journey" facilities ("best in class"). This floor comprising 20,949 sq ft will be available from March/April 2023. The floor will have a full Grade A specification, raised floors, a new 4 pipe A/C system with an excellent fresh air recirculation system permitting a density of 1:6. The floor will also shortly have two private roof terraces.

Jason Hanley, Partner

📞 020 7025 1391 / 07904 630 154

Floor Areas

Floor	sq ft	sq m	Completion
Part 4th Floor	20,949	1,946.21	Q1 2023

*A further 15,000/30,000 sq ft available on 2nd Flr in Q1/2 2023
** A further 6,668 sq ft available on 4th floor in Q2 2024
***Measurements are all in terms of NIA and subject to final checks

Noho/Fitzrovia

'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.

Olivia Stapleton, Agency Surveyor

📞 020 7025 8940 / 07899 667 988

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

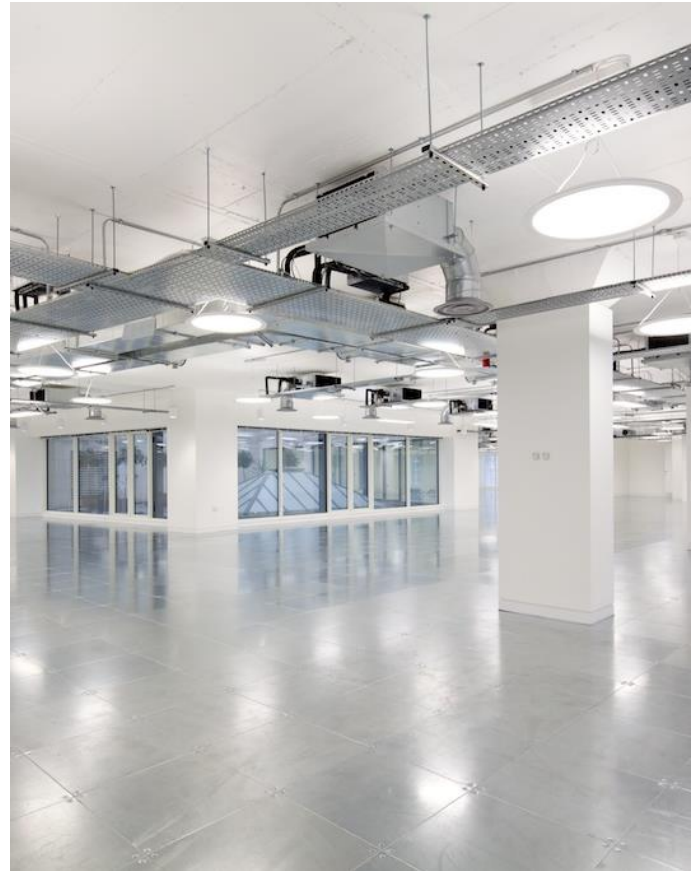
📞 020 7025 1390

📍 4 Golden Square London W1F 9HT

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



PART 4th FLOOR WITH TWO NEW TERRACES | 20,949 sq ft (plus option upon further 6,668 sq ft on remainder of floor, post refurbishment available Q2 2024)



**All Pictures for indicative purposes of 2nd & 3rd floor (identical)*



Terms

Tenure:	Leasehold
Lease:	A new FR&I lease direct from the Landlord. Rent quoted based on 10 year terms. Outside of the L&T Act.
Rent:	£87.50 psf pax
Rates:	Estimated at £25.66 psf pa (2022/23) subject to national 2023 revaluation.
Service Charge:	Approximately £14.00 psf pax

Amenities

- Two large private terraces (completion December 2022)
- Stunning new entrance foyer, in-house barista & tailored concierge / management staff
- 4 pipe fan coil A/C with fresh air recirculation (1:6)
- Onsite new bike workshop, bike racks, drying lockers & electric charging points
- Best in Class shower facilities with fresh towel service
- Onsite building Management, Concierge & Security staff
- Rear loading bay for all couriers/deliveries & post room
- LED lighting throughout and excellent natural daylight (island site) and Green Credentials
- Stunning building & prime W1 location

Jason Hanley, Partner

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Subject to Contract September 2022