

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



**TO BE REFURBISHED | ENTIRE/PART 2<sup>nd</sup> FLOOR | DIVISABLE FROM 15,000 up  
to 29,436 sq ft | AVAILABLE SEPTEMBER 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 September 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

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### Floor Areas

Floor	sq ft	sq m	Lease
Part & Entire 2 <sup>nd</sup> Floor	15,000 up to 29,436	To 2,735	New from circa September 2023
<b>TOTAL (approx.)</b>	<b>15,000 up to 29,436</b>	<b>2,735</b>	

### 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

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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](http://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 February 2023

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📍 4 Golden Square London W1F 9HT

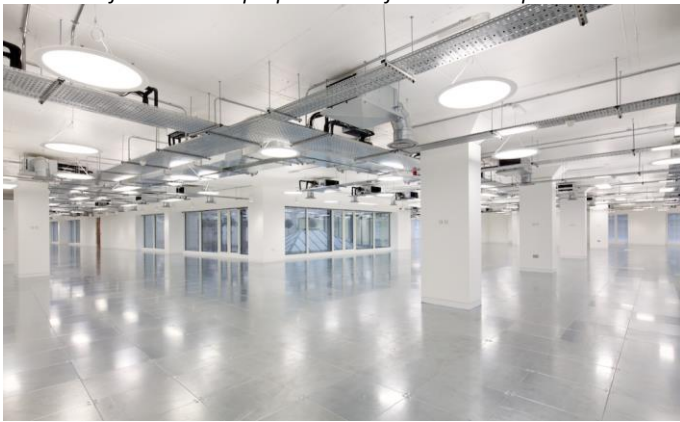
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29,436 sq ft | Part or Entire 2nd FLOOR**



*\*Picture for indicative purposes on refurbishment options*



## Terms

Tenure:	Leasehold available approx. Sept 2023
Lease:	A new lease direct from the Landlord for part or the whole 2 <sup>nd</sup> floor (from 15,000 sq ft) on a traditional FR&I basis.
Rent:	Quoted Rent £90.00 psf pax
Rates:	Estimated at £25.66 psf pa (2022/23)
Service Charge:	Approximately £15.65 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

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