

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



LOFTY, FITTED OR REFURBISHED, PART 7<sup>th</sup> FLOOR OFFICE TO LET WITH PRIVATE TERRACE  
6,665 sq ft



### Location

UK House is a landmark building occupying a prominent island site on the north side of Oxford Street in Fitzrovia. UK House is a 3-minute walk from Oxford Circus Underground Station and 4 minutes from Crossrail (Dean Street). The entrance is 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. It is also only 30m from the delights of Soho & the glamour of Mayfair.

### Description

Existing tenants of UK House include Octopus Energy, Essence Digital, Yext, Kraken & H&M. Proving these large, very modern “lofty” office floors suit all manner of discerning yet modern occupiers. The part 7th floor is presently fitted yet the Landlord intends to shortly do a full refurbishment to a “blank shell” Grade A specification with a black exposed ceiling and raised floor, if a tenant does not want the existing fit out to remain.

The part 7<sup>th</sup> floor is presently fitted with an “exhibition kitchen”, numerous meeting rooms, private offices, reception and break out area. The office also benefits from a new private roof terrace. There are also excellent, new, end of journey facilities.

### 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](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.

### Floor Areas

Floor	sq ft	sq m
Part 7 <sup>th</sup> Floor	6,665	619
<b>TOTAL (approx.)</b>	<b>6,665</b>	<b>619</b>

\*Measurement in terms of \*NIA

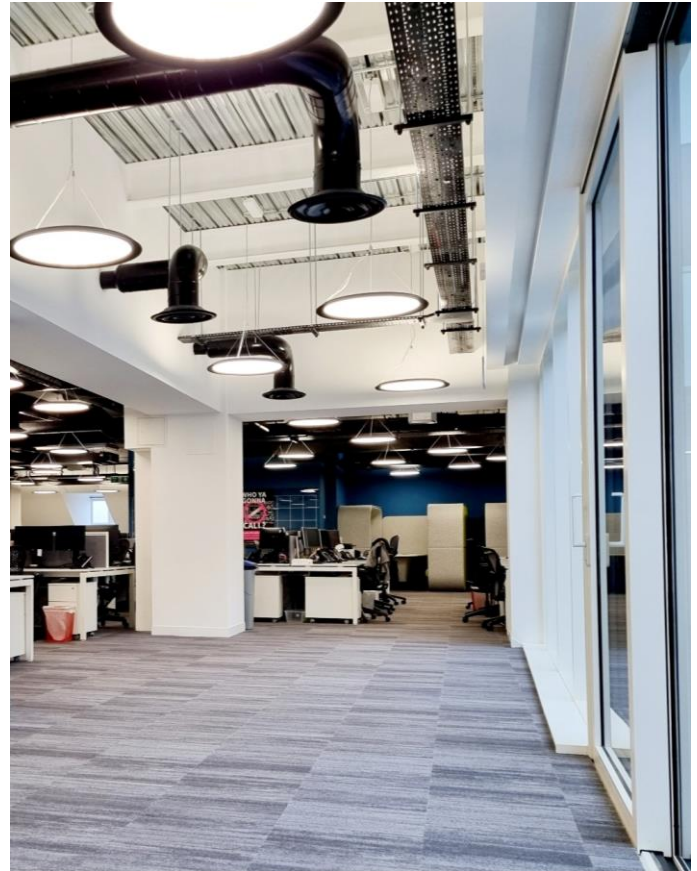
### Noho/Fitzrovia

Fitzrovia (aka NOHO) 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 .

Subject to Contract April 2024

**LOFTY PART 7<sup>th</sup> FLOOR OFFICE TO LET WITH PRIVATE ROOF TERRACE | 6,665 sq ft**





**Terms**

Tenure:	Leasehold/FR&I
Lease:	A new 5 or 10 year lease direct from the Landlord. Consideration maybe given to shorter or longer, subject to terms.
Rent:	Quoted Rent £89.50 psf pax for a new lease
Rates:	Estimated at £27.83 psf pa (2023)
Service Charge:	Approximately £15.65 psf pax

**Amenities**

- 1:6 sq m occupancy level with new AC system
- Green Energy Credentials and EPC B plus Fitwel certification in hand with forecast of excellent.
- Stunning new entrance foyer with free barista coffee point, tailored building staff, security and inspirational art installations.
- Onsite bike workshop, bike racks, drying lockers & electric charging points.
- Bespoke (spa style) shower facilities with fresh towel service and Aesopp products.
- Onsite building Management, Concierge & Security staff
- Rear loading bay with security for all couriers/deliveries & post room
- 6 front of house passenger lifts & further separate courier & goods lifts
- DDA compliant

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