

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



**GRADE A+ FITTED & NEWLY REFURBISHED, 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 (UK HQ), Suntory Global (Jim Beam/Ribena), Capstone Asset Management, 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 newly fitted out (plug and play & desks for 64+). See space plan.

Included in the custom-made premium fit out is an “exhibition kitchen & break out area”, numerous boardroom & meeting rooms, a private office, reception and 64 desks and roof terrace. The office also benefits from the buildings new architecturally acclaimed reception, with security and concierge reception plus “best in class”, new, end of journey facilities.

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### 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 Netflix, the BBC, Gamesys, Estee lauder and Octopus Energy .

#### Jack Barton, Associate

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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 June 2025

**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 3 to 4 year FR&I lease direct from the Landlord. Consideration maybe given to longer, subject to a mutual break. |
| Rent:           | <b>The ALL IINCLUSIVE monthly rent (ex Vat) is approx. £90,000 PCM</b>   |
| Rates:          | Quoted Rent £115.00 psf pax for a new lease  |
| Service Charge: | Estimated at £29.00 psf pa (2025)  |
|                 | Approximately £16.50 psf pax   |



**Amenities**

- Potential for greater occupancy level (presently 64, could be circa 90 desks).
- 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.
- 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
- Excellent security

**Jason Hanley, Partner**

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