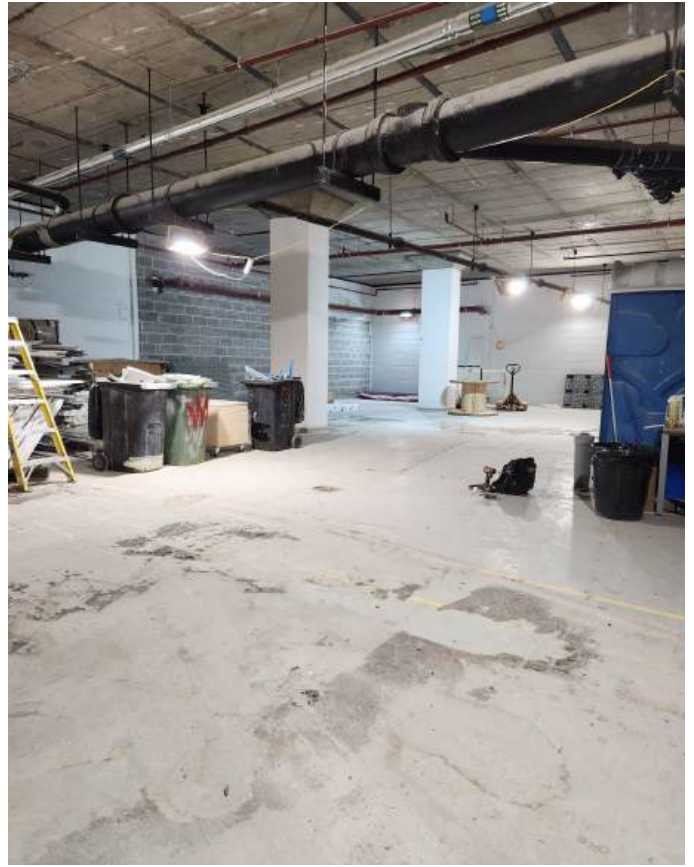


Unit 8, UK House, 2 Great Titchfield Street, London W1



NEW INEXPENSIVE CLASS E: RETAIL/GALLERY/OFFICE UNIT TO LET
| 5,434 sq ft | Rental only £46.00 per sq ft pax



Location

Visible from Oxford Street & Market Place W1. Suitable for a variety of uses including Office, Restaurant, Gallery, Showroom & Wellness. The building is situated close to the junction of Eastcastle Street and Market Place.

Nearby occupiers include Pinterest, Octopus Energy, Ikea, The Photographers Gallery, H&M, Ole & Steen, Itsu, Reiss, Minotti, Arlette & The Gibson Garage plus many others along Oxford Street.

Description

Predominantly a Lower ground floor space the entrance is a unique 1,000 sq ft retail entrance with lift and custom staircase/elevator. Huge ceiling heights are a distinct feature. The floors will require AC (for tenant to fit) and have capped services. The floors must go together. Self contained with frontage to Market Place at the southern end of Great Titchfield Street with prominent visibility, approx. 35 meters from Oxford Street.

Floor Areas

Floor	sq ft	sq m	Rent
Ground Floor	924		£46.00 psf
Lower Ground Floor	4,510		£46.00 psf
TOTAL (approx.)	5,434	504.8	£250,000 pax

*Measurement in terms of NIA

UK House

One of the Largest island sites in Fitzrovia having frontages to Oxford Street, Great Titchfield Street, Eastcastle Street and Mappin Street.

Originally built as the Mappin & Webb flagship Department Store in 1903. See <https://panoramastreetline.com/oxford-street-waring-gillow-london-united-kingdom-P13935> and also:

https://en.wikipedia.org/wiki/Waring_%26_Gillow

Jason Hanley | Partner

020 7025 1390 / 07904630154

Subject to Contract July 2026

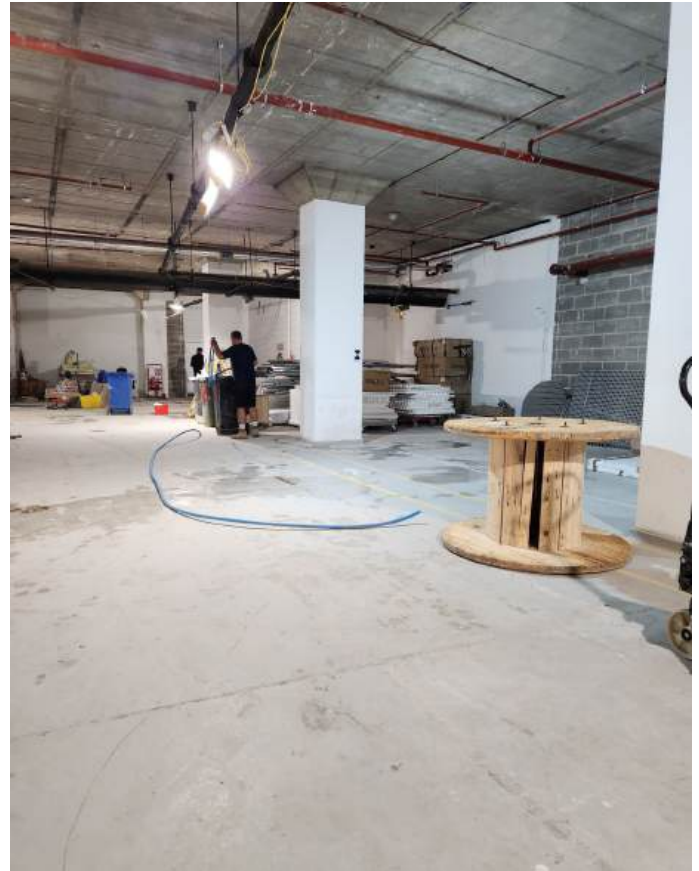
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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to 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.

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Class E Opportunity for Large Ground & cavernous LGF |
5,434 sq ft



Terms

Tenure:	Leasehold
Lease:	New lease direct from the landlord on FR&I Basis, due to tenant being required to fit AC only a longer lease will be suitable.
Rent:	£250,000 per annum exclusive (ex Vat) the equivalent of £46 per sq ft.
Rates:	Estimated at £20 per sq ft (2026)
Service Charge:	Approx. £8 per sq ft pax.
EPC Rating:	TBC (C)

Amenities

- Approx 1,000 sq ft Ground Floor and Frontage
- Below which is a cavernous 4,500 sq ft shell space
- New Large Passenger Lift
- Bespoke Feature Staircase and large private lift.
- Excellent Ceiling Heights and Frontage
- Prominent Location
- DDA
- Low Cost
- Unusual Opportunity
- 35m from Oxford Street W1

Jason Hanley | Senior Partner

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Subject to Contract July 2026