

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



**OFFICE TO LET | 30,000 sq ft**



\* Internal photographs are of the space prior to the current tenants occupation not it's present state.

## Location

Juxtaposed between Mayfair, Marylebone, Soho & Noho, UK House is in the very heart of London's West End. The building occupies a prominent island site on the north side of Oxford Street in NOHO, only a moment's 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 and within close proximity to the excellent shops, bars and restaurants of Market Place, Soho, Charlotte Street and Mayfair.

## Description

UK House provides an opportunity to work within the former RAG trade district of London now known as NOHO, an area thriving on the world's latest fashion, media, cultural and ".Com" trends. The latest large lettings to Microsoft, Christian Dior, Louis Vuitton, Essence Digital and Arqiva have proven that these large, lofty and well lit, spaces suit both modern or fashionable work spaces and styles.

The entire second floor provides space fitted to an exceptionally high standard.

## Floor Areas

Floor	sq ft	sq m
Entire 2nd Floor	30,000	2,787
<b>TOTAL (approx.)</b>	<b>30,000</b>	<b>2,787</b>

\*Measurement in terms of \*NIA

**Jason Hanley, Partner**

📞 020 7025 1391

Joint Agents: CBRE: 020 7629 6290

**Rebecca Saxon, Agency Surveyor**

📞 020 7025 1397

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.

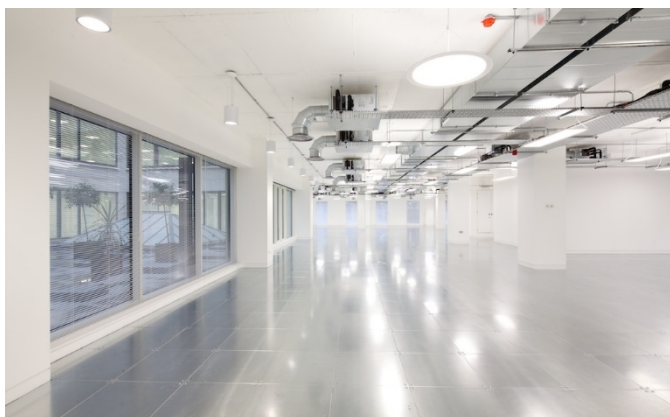
**Subject to Contract January 2017**

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

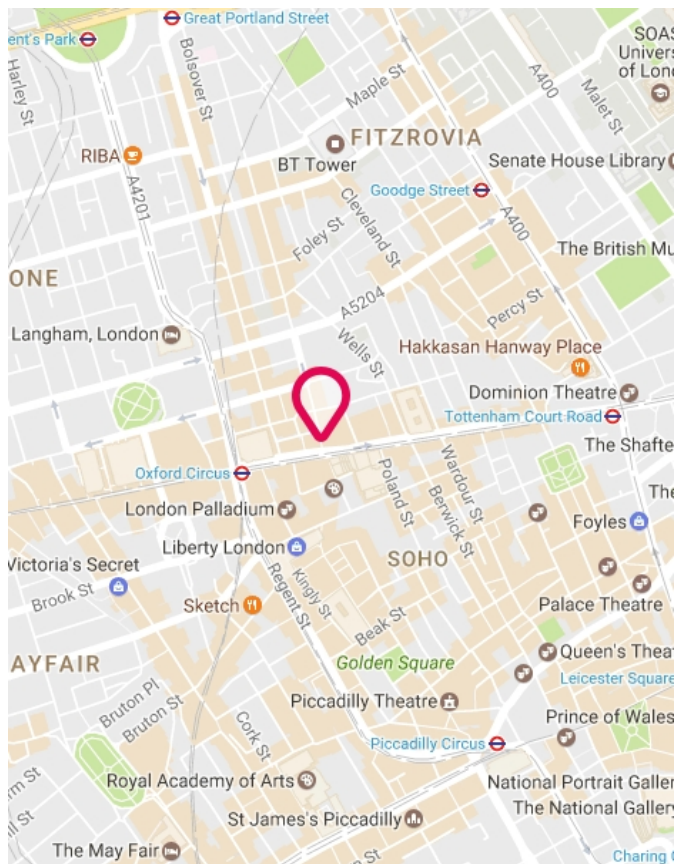
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## Terms

Tenure:	Leasehold
Lease:	Upon application
Rent:	Upon Application
Rates:	Estimated at £25.30 psf pax (until 01st April 2017)
Service Charge:	Approximately £13.25 psf pax

## Amenities

- New contemporary reception and artwork
- 6 passenger lifts (incl. 1 goods lift) & Car Lifts
- Showers, lockers, bike racks and secure parking
- 3 pipe fan coil Air Conditioning
- Metal tile raised floor with Elactrac
- 24 hour security and on site building manager
- Dedicated courier and loading bay to the rear

### Jason Hanley, Partner

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Joint Agents: CBRE: 020 7629 6290

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