

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



Two terraces | Entire 3rd & Part 4th Floor | Available as 6,717 Or 29,655 or 34,717 sq ft | Available late Q1 2025



Location

UK House is a landmark building in Fitzrovia, occupying a prominent island site next to Market Place and a 3-minute walk from Oxford Circus Underground Station and the Elizabeth Line entrance at Dean Street, Soho. The main entrance to this former Department Store has recently been refurbished and is positioned on the eastern side of the pedestrianized section of Great Titchfield Street, on the doorstep of the excellent bars and restaurants on Market Place & Great Titchfield Street as well as near renown restaurants. It is 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

Rarely do office floors of this size become available in W1. The space will shortly undergo a full Grade A refurbishment with exposed ceilings incorporating an LED raft plus accessible raised floors with electric to ease data and comms. Terraces, fresh air and exceptional environmental specifications further enhance the workspace. Added to which is new A/C, offering the highest-class fresh air recirculation & rates of return. Furthermore, the buildings new reception with concierge, a coffee bar, 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 concierge services.

Jason Hanley, Partner

07904 630 154

Floor Areas

Floor	sq ft	sq m	AVAILABLE
3rd Floor	29,655	2755	Late Q1 2025
4th Floor	6,717	624	Late Q1 2025
TOTAL (approx.)	34,177	3,175	Late Q1 2025

*Measurement in terms of *NIA

Noho/Fitzrovia

Noho (West 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 immediate area features Market Place & Great Titchfield Street. The local streetscape is shortly undergoing a transformation by Westminster Council with new streetscape similar to Ramilies Place and Heddon Street. Fitzrovia is the centre of the British Television industry as well as attracting many creative, tech and design orientated occupiers, not least talented firms such as Diagio, Monday.com, BDO, Netflix, the BBC, Gamesys, Estee Lauder and Octopus Energy.

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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.

Subject to Contract July 2024

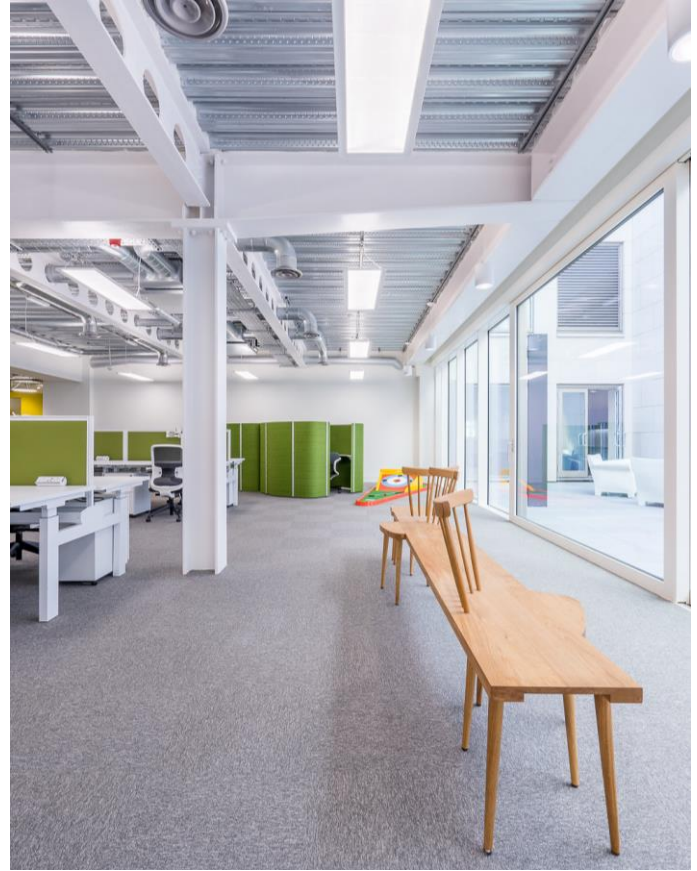
020 7025 1390

4 Golden Square London W1F 9HT

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Fitzrovia, London, W1W 8NN**



x2 DEMISED ROOF TERRACES | 3rd FLOOR & PART 4TH FLOOR | 21,711 or 28,050 or 34,717 SQ FT | AVAILABLE LATE Q1 2025



Terms

Tenure:	Leasehold/To rent
Lease:	A new lease direct from the Landlord on a traditional FR&I basis.
Rent:	Rent on application - Guiding £100 psf subject to term and rental values Q1 2025.
Rates:	Estimated at £25.50-27.50 psf pa (2024/25), variance due to different values on whole & split floors.
Service Charge:	Approximately £16.50 psf pax

Amenities

- 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
- Custom-made (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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