

DEMISED ROOF TERRACE | PART 2nd FLOOR | 8,180 sq ft approx. | AVAILABLE NOW




Location

UK House is a landmark building occupying a prominent island site on the north side of Oxford Street. UK House is a 3-minute 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, on the doorstep of the excellent shops, bars and restaurants of Market Place & Great Titchfield Street as well as near renown restaurants. It is also only 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

Past & existing tenants of UK House include Octopus Energy, Adevinta, Xbox, Dell, LVMH Christian Dior, Essence Digital, Yext & NTT. Proving these large, very modern former department store (now office) floors suit all manner of discerning, modern occupiers. The office has undergone a full refurbishment to a Grade A specification with exposed ceilings and raised floor. This refurbishment includes new A/C offering the highest-class fresh air recirculation rates of return. Furthermore, new "in house" facilities such as the buildings new reception with 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

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Floor Areas

Floor	sq ft	sq m
Part 2 nd Floor	8,180	760
TOTAL NIA (approx.)	8,180	760

Noho/Fitzrovia

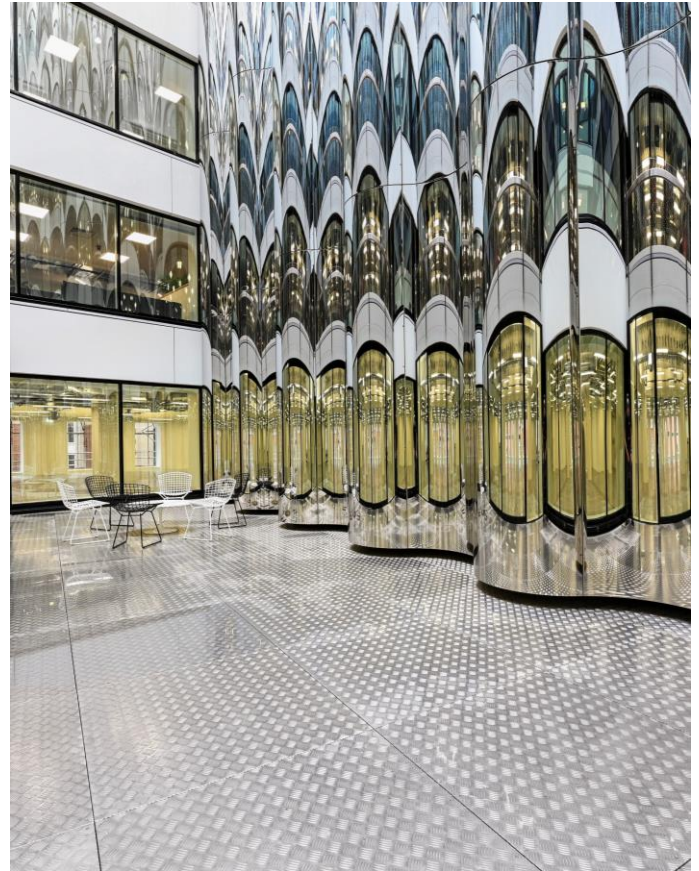
Noho (West Fitzrovia) is an established sector of W1 to the north of Oxford Street between Great Portland Street and Charlotte Street. 'Noho' is an abbreviation of 'North Soho'.

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

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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Terms

Tenure:	Leasehold
Lease:	A new lease direct from the Landlord on a traditional FR&I basis.
Rent:	Quoting £90.00 psf pax
Rates:	Estimated at £27.83 psf pa (2023)
Service Charge:	Approximately £15.65 psf pax

Amenities

- The 8,180 sq ft South East Suite has the largest terrace in the building
- 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
- Bespoke (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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