

UKHOUSE

2 Great Titchfield Street, Fitzrovia, London W1

Part 7th floor | Fitted floor with private terrace

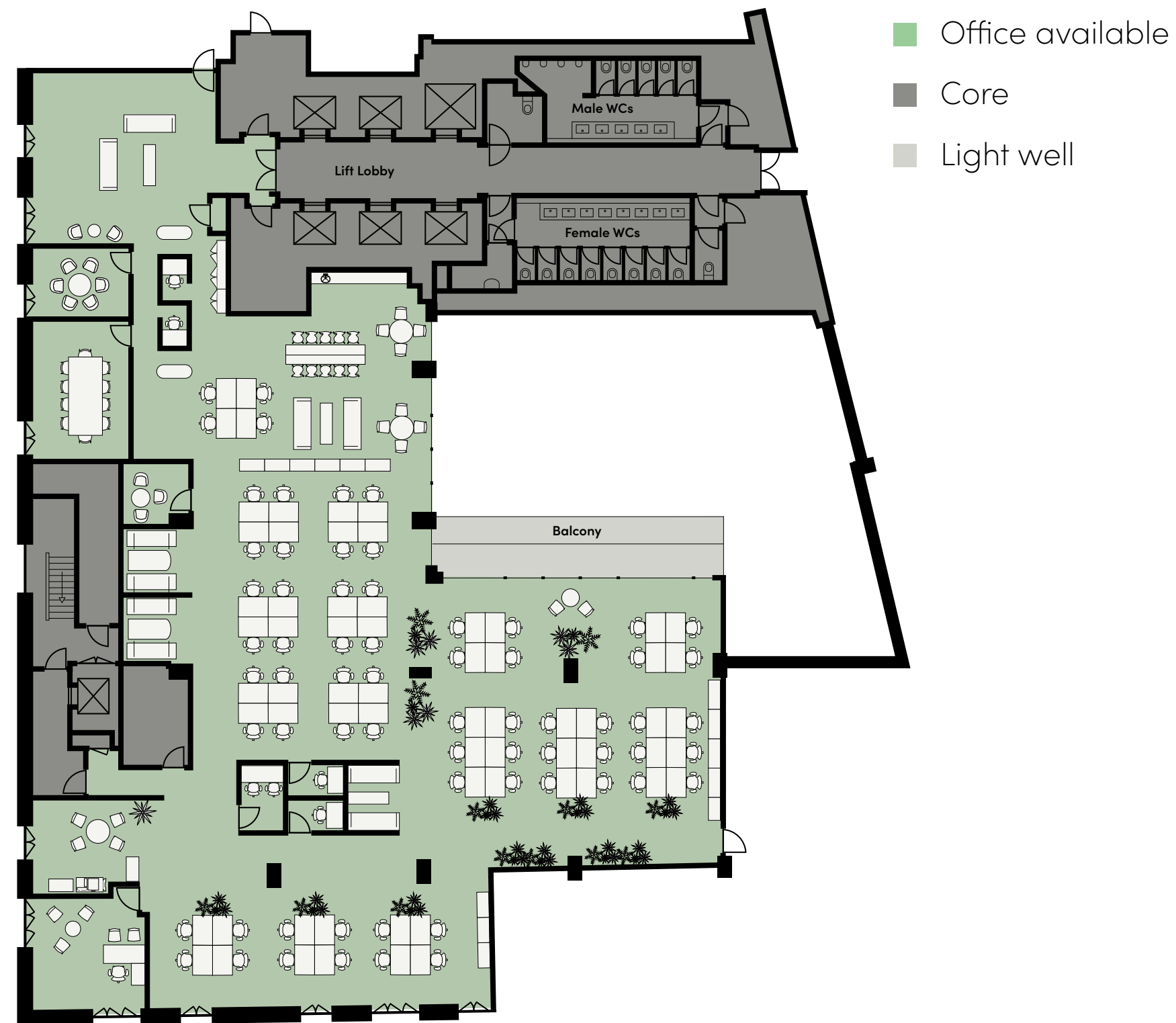
6,665 sq ft | Available early November 2024



#floorplan

Part 7th floor

Available | 6,665 sq ft | Fitted with c.62 desk



*Measurement in terms of NIA

**Additional space available in UK House, not on contiguous floors

#description

- The Part 7th penthouse floor is available from early November 2024 delivered fitted by the Landlord to a stylish and bespoke specification.
- Configured with 62 desks, 1 boardroom, 1 meeting room, executive office, quiet booths, kitchen, comms/IT and reception.
- This suite benefits from exposed ceilings, raised floors and its own private terrace.
- Featuring new switches and wireless access points for plug and play system.

#location

- UK House is a landmark building occupying a prominent island site in west Fitzrovia.
- A 3-minute walk from Oxford Circus Underground Station and the TCR Elizabeth Line station, on the doorstep of the excellent shops, bars and restaurants.
- It is 30 metres from the delights of Soho & 250m from the glamour of Mayfair.

#amenities



Bespoke new reception lobby and barista counter



Secure basement bike and scooter racks with lift access, charging points and repair bench



Concierge & security staff



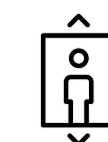
Luxurious new showers, lockers and towel service



3 pipe fan coil A/C



Feature LED lighting and excellent natural daylight



6 refurbished passenger lifts and separate goods lifts



Dedicated courier and loading bay at rear



3 phone/"Teams" booths



100% Green Electricity



#Noho/Fitzrovia

- Noho (West Fitzrovia) is an established sector of W1 to the north of Oxford Street between Great Portland Street and Charlotte Street.
- The local streetscape is shortly undergoing a transformation by Westminster Council with wider footways, improved seating, and more greenery.
- Fitzrovia is home to creatives, tech and design orientated occupiers including Diagio, Monday.com, BDO, Netflix, the BBC, Gamesys, Estee lauder and Octopus Energy.

#terms

Tenure	Leasehold
Lease	A new lease direct from the Landlord on a traditional FR&I basis
Rent	Rent on application (Guide £130+ psf exclusive) subject to term. Alternatively, fully managed at £250 psf inclusive (ex VAT)
Rates	Estimated at £28 psf pa (2024/25)
Service charge	Approximately £16 psf pax

#contact



Jason Hanley

07904 630 154

jhanley@monmouthdean.com

NEWMARK

David Hume

07973 248 756

david.hume@nrmk.com

BH₂

Viviana Thurstan

07385 409 535

vivianat@bh2.co.uk

BH₂

Jack Beeby

07841 802 097

jackb@bh2.co.uk

Misrepresentation act: These particulars have been prepared in good faith to give a fair overall view of the property, and details may vary from time to time. Any areas, measurements or distances referred to are given as a guide only. Descriptions of the property are subjective and used as opinion and not statement of fact. Any existing tenants, are for reference to the specification of similar space coming available which will be fully refurbished to a Grade A specification, for indicative purposes only. Subject to contract. August 2024.