



OFFICE TO LET

UK HOUSE

2 Great Titchfield Street, London, W1D 1NN

FINAL REMAINING FLOOR AVAILABLE IN LANDMARK BUILDING.
COMPREHENSIVELY REFURBISHED OFFICE FLOORS AND COMMON PARTS.

6,665 SQ FT (619.20 SQ M)

NEWMARK

To Let

UK House, 2 Great Titchfield Street, London, W1D 1NN

Summary

Available Size	6,665 sq ft
Rent	£115 per sq ft
Rates Payable	£27 per sq ft Approximate - see individual floors
Service Charge	£16.50 per sq ft
EPC Rating	B

Description

Built in 1903 with a stunning Grade II listed façade, in the style of Hampton Court Palace, UK House has undergone a major pivotal transformation. The Landlord has invested in a comprehensive, architectural refurbishment that included new reception, lifts and all “end of journey” facilities (“best in class”). The available 7th floor has been fully refurbished and fitted to Grade A specification with raised floors, a new 4 pipe A/C system with an excellent fresh air recirculation system permitting a density of 1:6 and new furniture. The floor also has a private terrace into the light well.

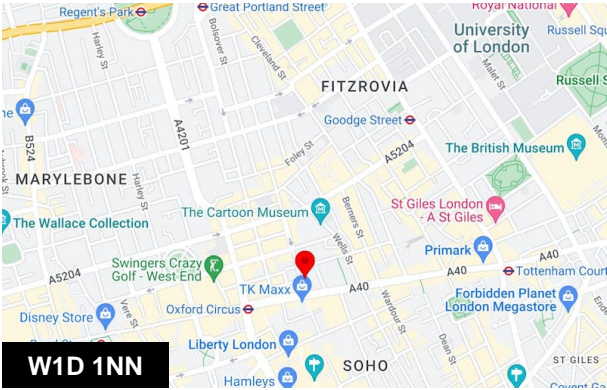
Location

UK House is a landmark building, the former Warring's & Gillows Department Store, an island site on the north side of Oxford Street. The main office entrance is on Great Titchfield Street. UK House is a 3-minute walk from Oxford Circus Underground Station & 5 mins from Crossrail. It has all the glamour of the West End on its doorstep being only 30m from the delights of Soho & the glamour of Mayfair too. UK House is a prime building in an exceptional Fitzrovia location, in the very heart of London’s West End.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th - South	6,665	619.20	Available
4th - west	21,463	1,993.98	Let
3rd	29,665	2,755.97	Let
2nd	8,910	827.77	Let
2nd - Part	19,488	1,810.49	Let
Total	86,191	8,007.41	



Viewing & Further Information

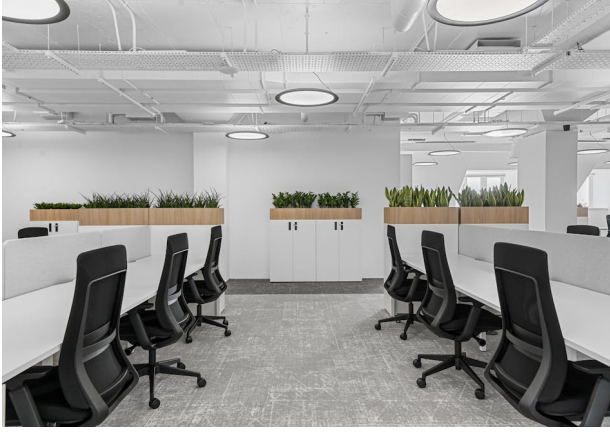
David Hume
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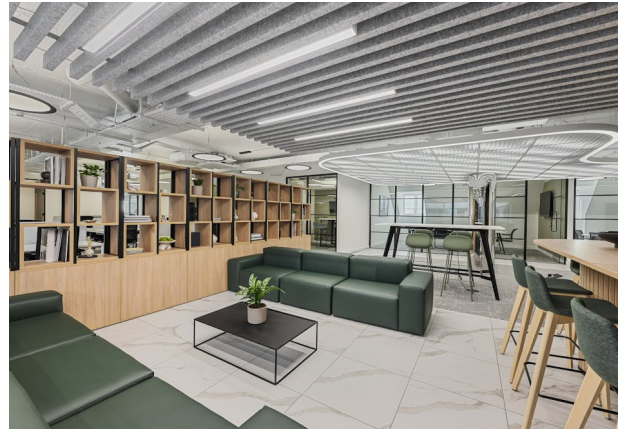
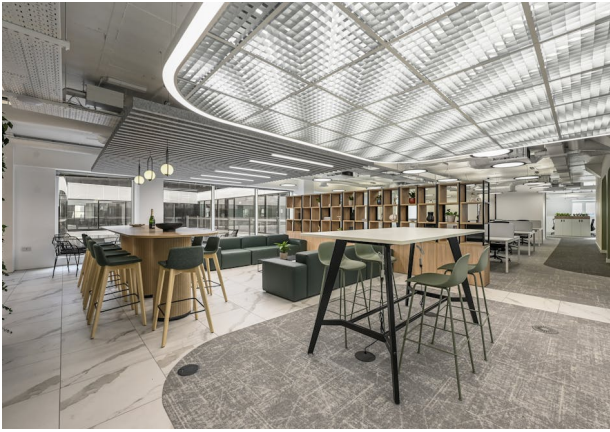
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00_Room Schedule		
Number	Name	Area

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Standard Instructions

A: All dimensions to be verified on site & any discrepancies on the drawings or divergence between drawings to be immediately reported to the Project Manager before pulling the work concerned in hand, fabricating the work or preparing shop drawings.

B: Work to figured dimensions only (except where full size details are provided).

C: Do not rely on any work shown on the drawings without obtaining prior approval from the project Manager or Designer.

D: Any additional information required should be requested from the Project Manager or Designer before commencement of work on site.

FOR COMMENT	
A: APPROVED	<input type="checkbox"/>
B: APPROVED WITH COMMENT	<input type="checkbox"/>
C: INFORMATION	<input type="checkbox"/>
D: CONSTRUCTION	<input type="checkbox"/>
E: AS BUILT	<input type="checkbox"/>
CLIENT SIGNATURE: _____	



1 07 GA
1 : 75

Ceiling Height:	Sill Height:	Floor Type:
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Revision Description	Date	By
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Client Name:
Client

Project Address:
Enter address here

Drawing Title:
GENERAL ARRANGEMENT

Drawing Scale: 1 : 75	Drawn By: Author	Date Created:
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Drawing Number: LLXXXX_00_100	Revision:
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