

# UKHOUSE

2 Great Titchfield Street, Fitzrovia, London W1





# #location

Where Fitzrovia, Mayfair, Marylebone & Soho meet just a 3 minute walk from Oxford Circus underground station & 5 minutes from Crossrail (TCR) encompassing all the glamour of the West End on its doorstep.

# #neighbourhood

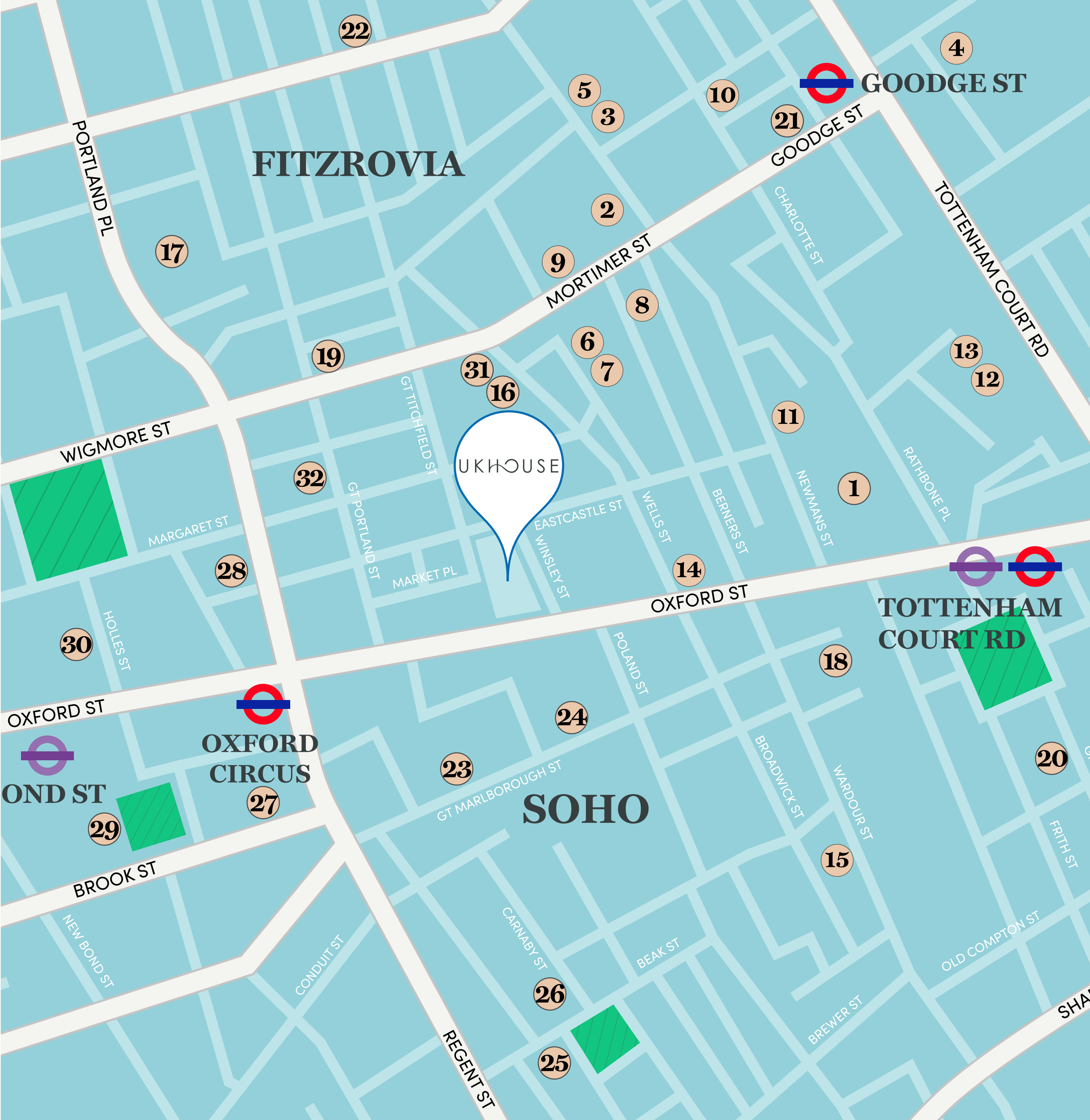
UK House is situated at the junction of Great Titchfield Street and Market Place, a three minute walk to Oxford Circus underground station, providing direct access to seven major rail termini. Charlotte Street, Marylebone High Street, Regent’s Park, Soho and Mayfair are all a short stroll away.

## UK House Occupiers

- 1. Octopus Energy
- 2. Essence Digital
- 3. Yext

## Local Occupiers

- |                         |   |
|-------------------------|---|
| 1. Facebook             | 17. BBC                                       |
| 2. Estée Lauder         | 18. Coal London                               |
| 3. Take-two Interactive | 19. Next 15                                   |
| 4. G Research           | 20. GC Advertising                            |
| 5. Make Architects      | 21. Wingfield PR                              |
| 6. Adyen                | 22. British Olympic Association               |
| 7. Motorway.co.uk       | 23. Diago                                     |
| 8. Netflix              | 24. Sony                                      |
| 9. Bakkavor             | 25. Roxor                                     |
| 10. Revcap              | 26. M+C Saatchi                               |
| 11. Buro Happold        | 27. Apple                                     |
| 12. Freuds              | 28. Savills                                   |
| 13. Fremantle           | 29. KKR                                       |
| 14. Gamesys             | 30. Reiss                                     |
| 15. Technicolour        | 31. Brown Forman                              |
| 16. New Look            | 32. David Beckham Ventures & Authentic London |









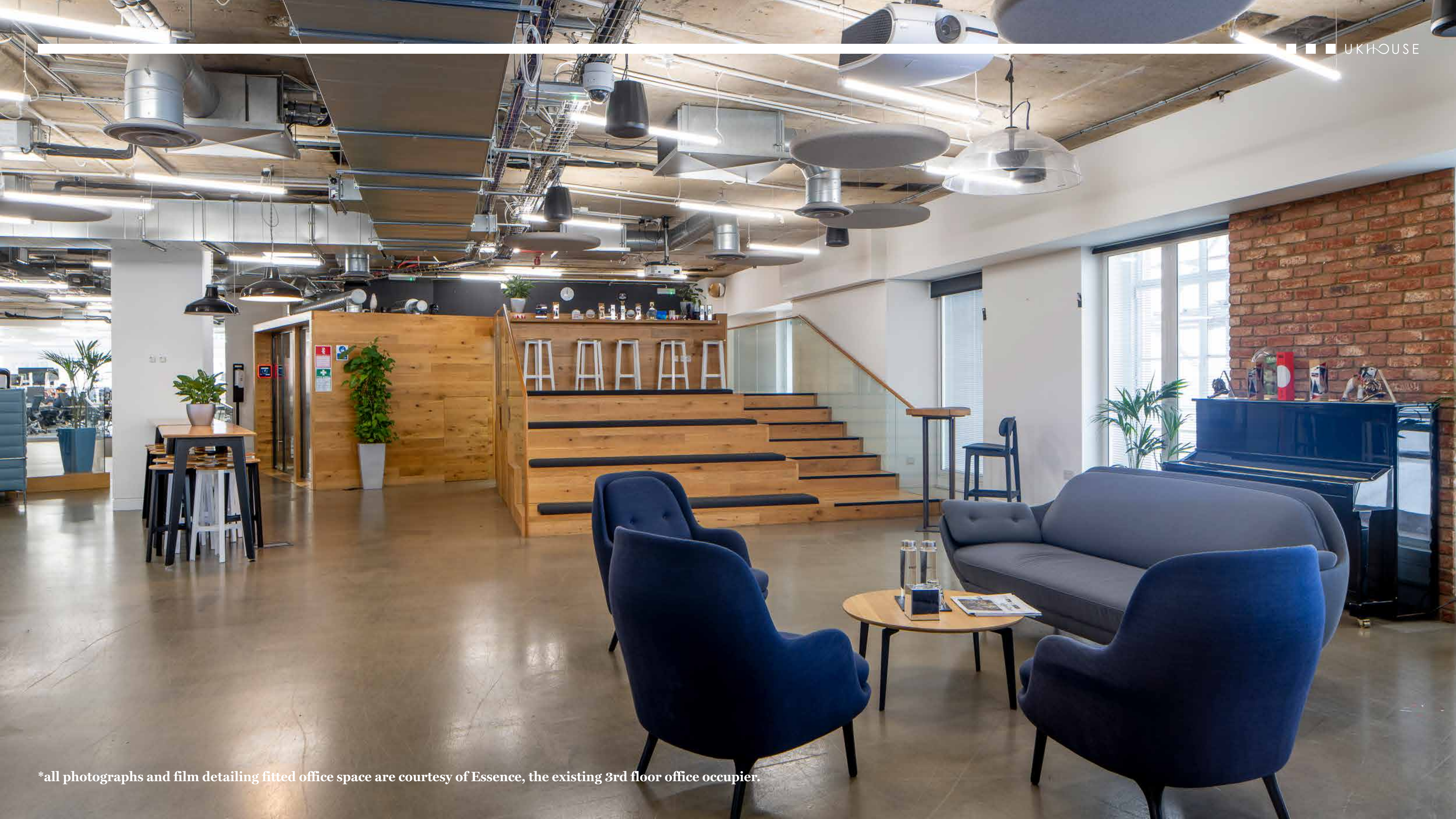




# #opportunity

Three large cavernous office floors of a unique specification in an architectural masterpiece finished to unparalleled specification in a former W1 department store.





\*all photographs and film detailing fitted office space are courtesy of Essence, the existing 3rd floor office occupier.



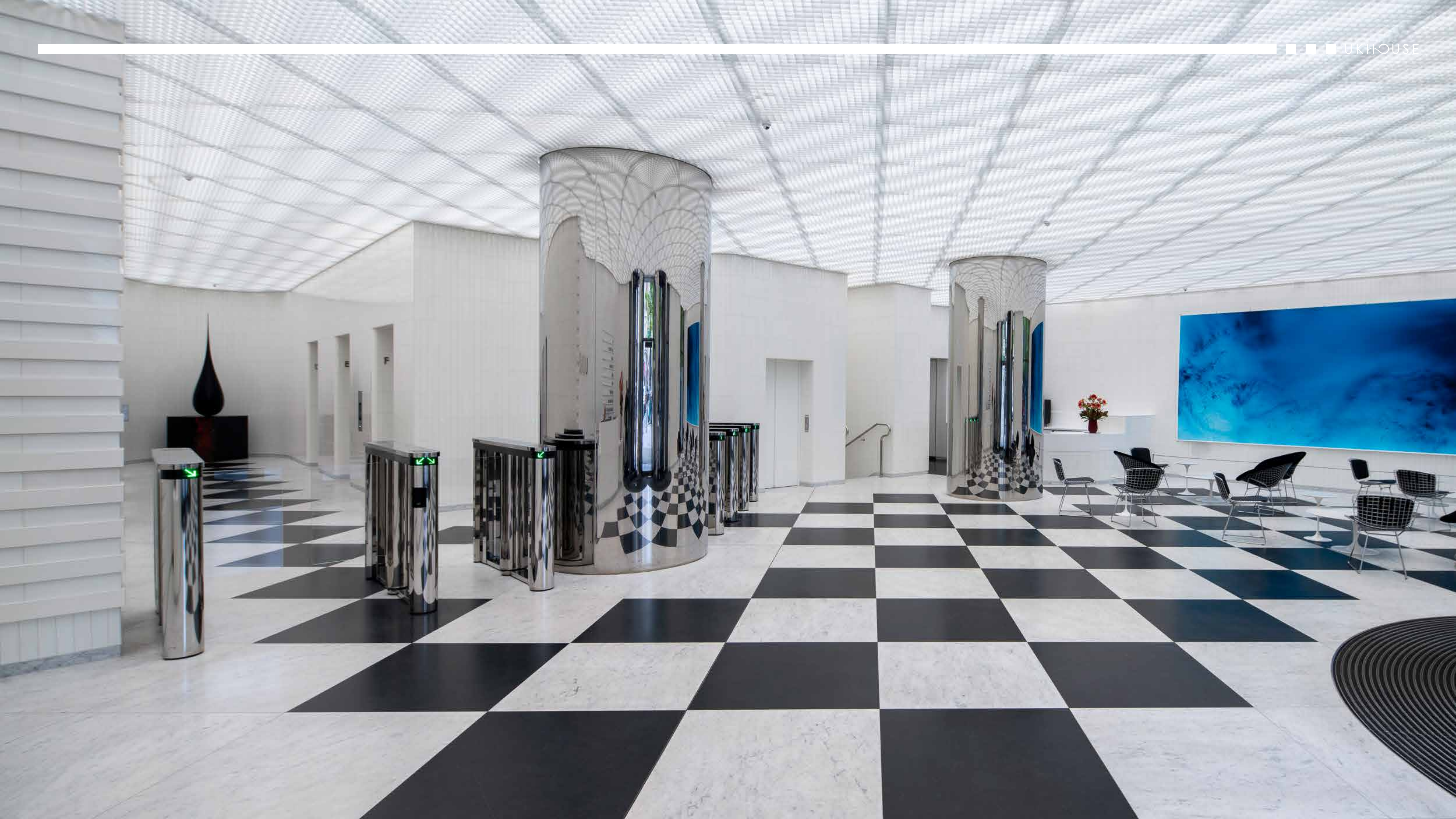
# #transcended

Renowned Swiss architects, Christ & Gantenbein, famed for projects including the expansion of the Swiss National Museum and the extension of the Kunstmuseum Basel, has radically re-designed UK House's interior spaces.

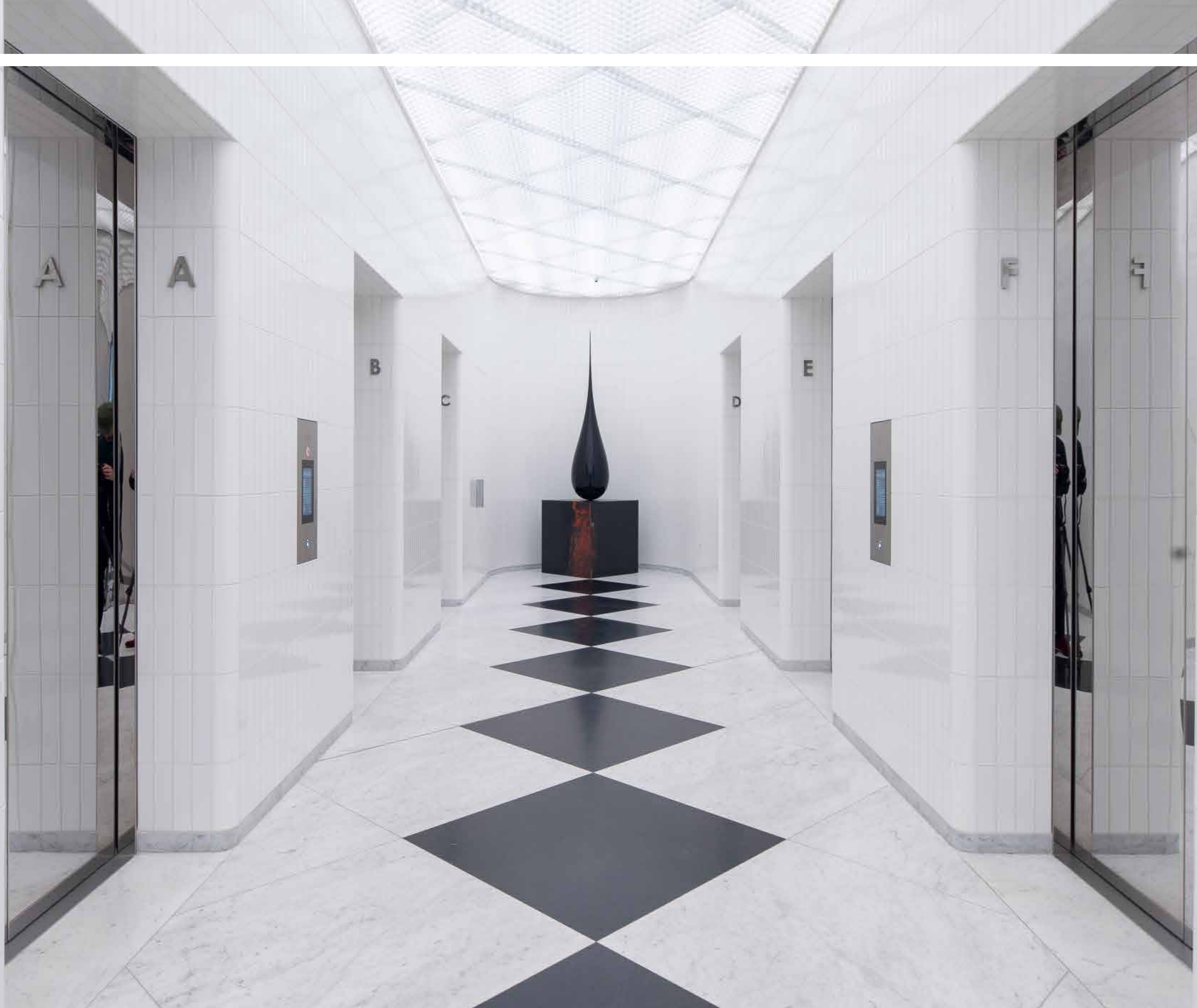














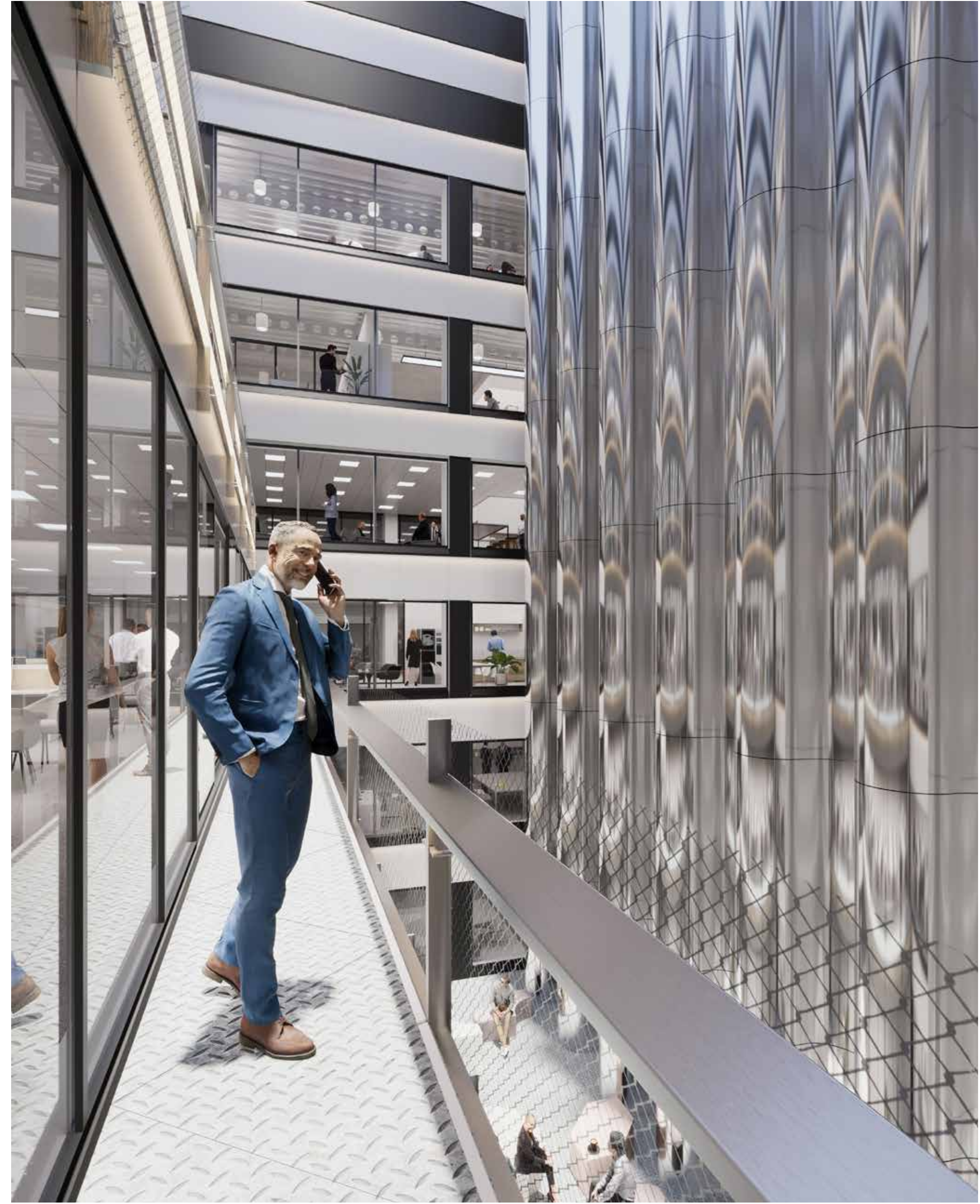
# #terraces

New open-air modern terraces on all floors and 2 courtyards at the 2nd floor level. Each accessible with over-sized bi-fold doors and overlooking a reflective feature wall for optimal natural light.





CGI's for indicative purposes only.





# #health

**New best in class AC system with unprecedented  
1:6 occupancy ratio and full fresh air renewal  
every 15 minutes.**





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# #endofjourney

Luxury experience: tenants genuinely stating they'd rather shower at work than at home, fresh towel service, Aesop products, charging points, keyless lockers, hundreds of bike racks, bike lift, bike workshop.









FEMALE

UKHOUSE







# CHANGING ROOMS > CYCLE STORE





# #security

Front desk concierge service, 24hr on site security, Island site with full cctv, in house building manager, in house cleaning team, unprecedented service, dedicated loading bay, bomb scanner, goods lifts.



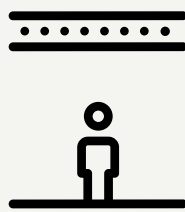




# #specification



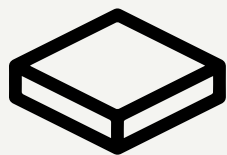
Bespoke new reception lobby and barista counter



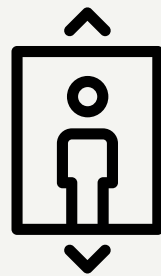
Exposed ceilings with 3.1m ceiling height



Feature LED lighting



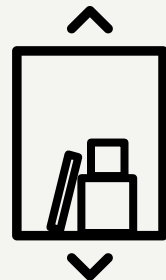
100mm metal tile raised floors with electrac



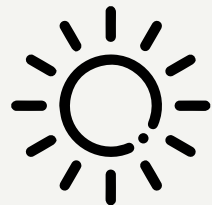
6 refurbished passenger lifts



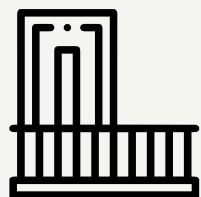
Contemporary reception with concierge



Goods lift



Excellent natural light



2 terraces or balconies per floor



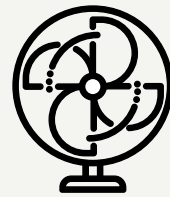
24 hour security and on site building manager



Luxurious new showers, lockers and towel service



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



4 pipe VRV air conditioning with 1:6 occupancy and best in class fresh air return rate



Dedicated courier and loading bay at rear



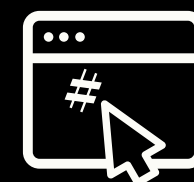
Fully DDA compliant



EPC recently achieved B rating on floor 5



#film





# #availablespace

4 <sup>th</sup> floor	20,949 sq ft	Grade A with 2 new private terraces	Available Q2 2023*
3 <sup>rd</sup> floor	28,050 sq ft	Grade A with 2 new private terraces	Available Q2 2024**
2 <sup>nd</sup> floor	29,435 sq ft	Grade A with 2 large new courtyards	Available Q3 2023**

\*The remaining part of the 4<sup>th</sup> floor (a further 6,688 sq ft) becomes available Q2 2024

\*\*Consideration maybe given to letting the 2<sup>nd</sup> & 3<sup>rd</sup> floors from 15,000 sq ft+



# Contact

Viewings strictly by appointment through letting agents.

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