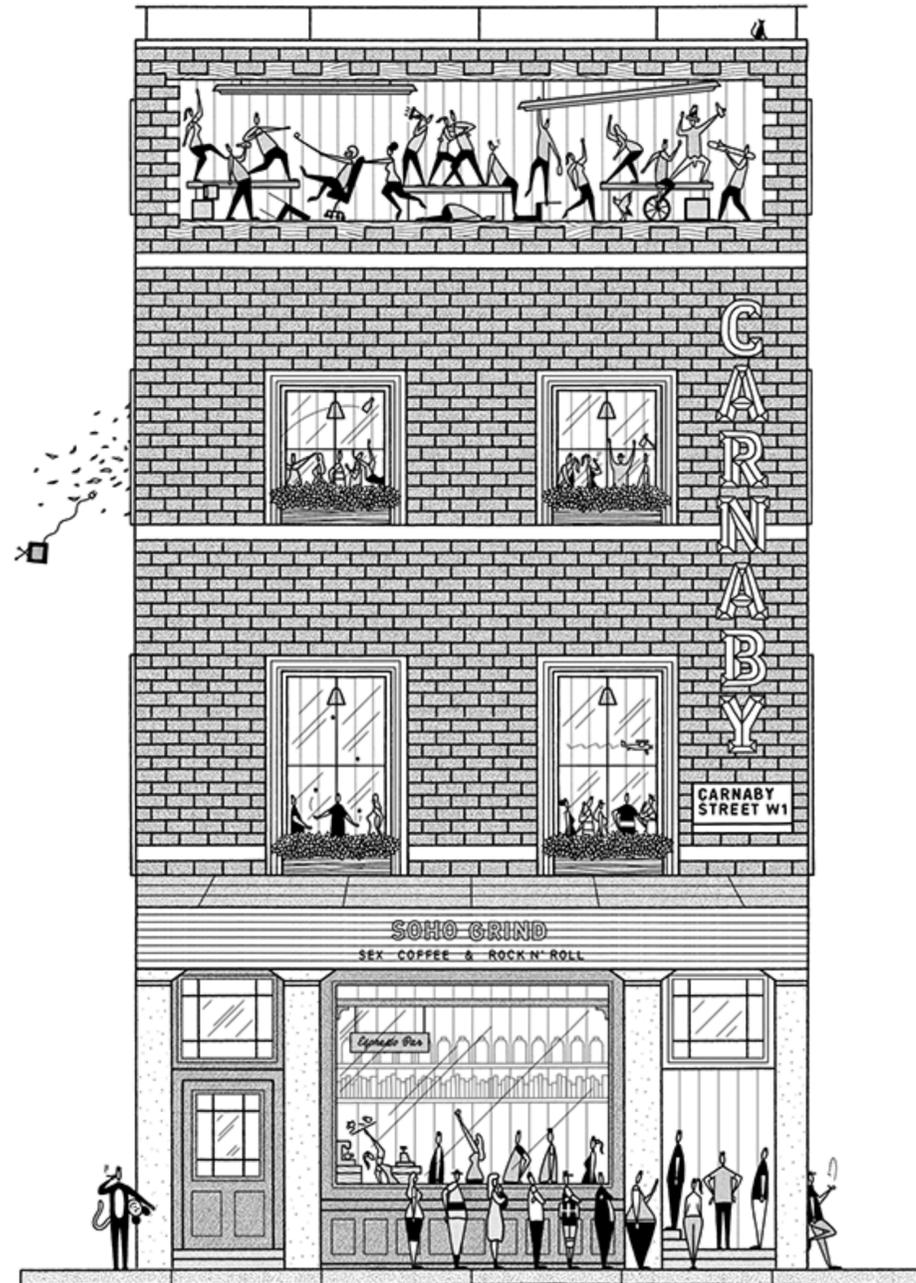


Beautifully restored, boutique townhouse office to let

28 CARNABY STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY

CARNABY

OFFICE



THE SPACE

Smart-but-trendy, corner townhouse office space set over three floors. The period sash windows flood the space with light and provide natural ventilation, and the wooden floors have been carefully restored to their original elegance. With its own front door and ability to control your own environment, it's the perfect home for occupiers returning to the office.

SCHEDULE OF AREAS

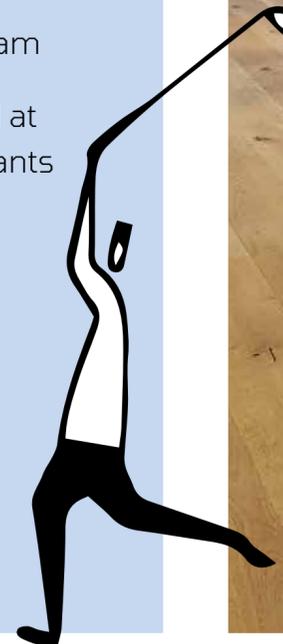
FLOOR	SQ. FT	SQ. M
Third	351	33
Second	331	31
First	366	34
TOTAL	1,048	98





PERKS OF CARNABY

- 24/7 onsite security team and estate CCTV
- Dedicated onsite management team
- 10% discount neighbourhood card at participating retailers and restaurants
- Tenant portal
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- Estate events



SPECIFICATION

- Fully refurbished office floors
- Feature entrance hall with new tiles and wood panelling
- LED lighting
- Restored wooden flooring
- Period cast iron-style radiators
- Openable sash windows
- Fibre connectivity

TERMS

New lease direct from the Landlord

RENT

£67.50 psf (exclusive)

SERVICE CHARGE

£6.20 psf

RATES*

£27.41 psf

TOTAL OUTGOINGS

£101.11 psf

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

BT Fibre



LOCATION

In the very heart of one of the most famous streets in London, 28 Carnaby Street, combines work-life balance in the most trend-setting of ways. Surrounded by a diverse mix of shops to please all fashion tastes and with the nearby culinary delights of Kingly Court, makes for a vibrant day and nightlife. Just a short walk to Oxford Circus and Tottenham Court Road's highly anticipated Elizabeth Line, the best shopping streets in the world are within credit card-waving distance. There is literally nowhere better to be.



As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



MATT LORD

M: 07970 384 347

E: matt.lord@colliers.com



CATHERINE TILLEY

M: 07795 445 833

E: catherine.tilley@rx.london



CHARLOTTE ASHTON

M: 07541 958 117

E: charlotte.ashton@colliers.com



LOIS BOND

M: 07773 258 589

E: lois.bond@rx.london



SOPHIE CROSBIE

M: 07936 338 778

E: sophie.crosbie@colliers.com



IMOGEN PURVIS

M: 07377 978 348

E: imogen.purvis@rx.london

Colliers

www.colliers.com

RX
LONDON

www.rx.london

Shaftesbury

Misrepresentation Act 1967. Colliers International, RX London and their clients give notice that: RX London and Colliers for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither RX London and Colliers nor any of its employees has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of VAT. July 2021.