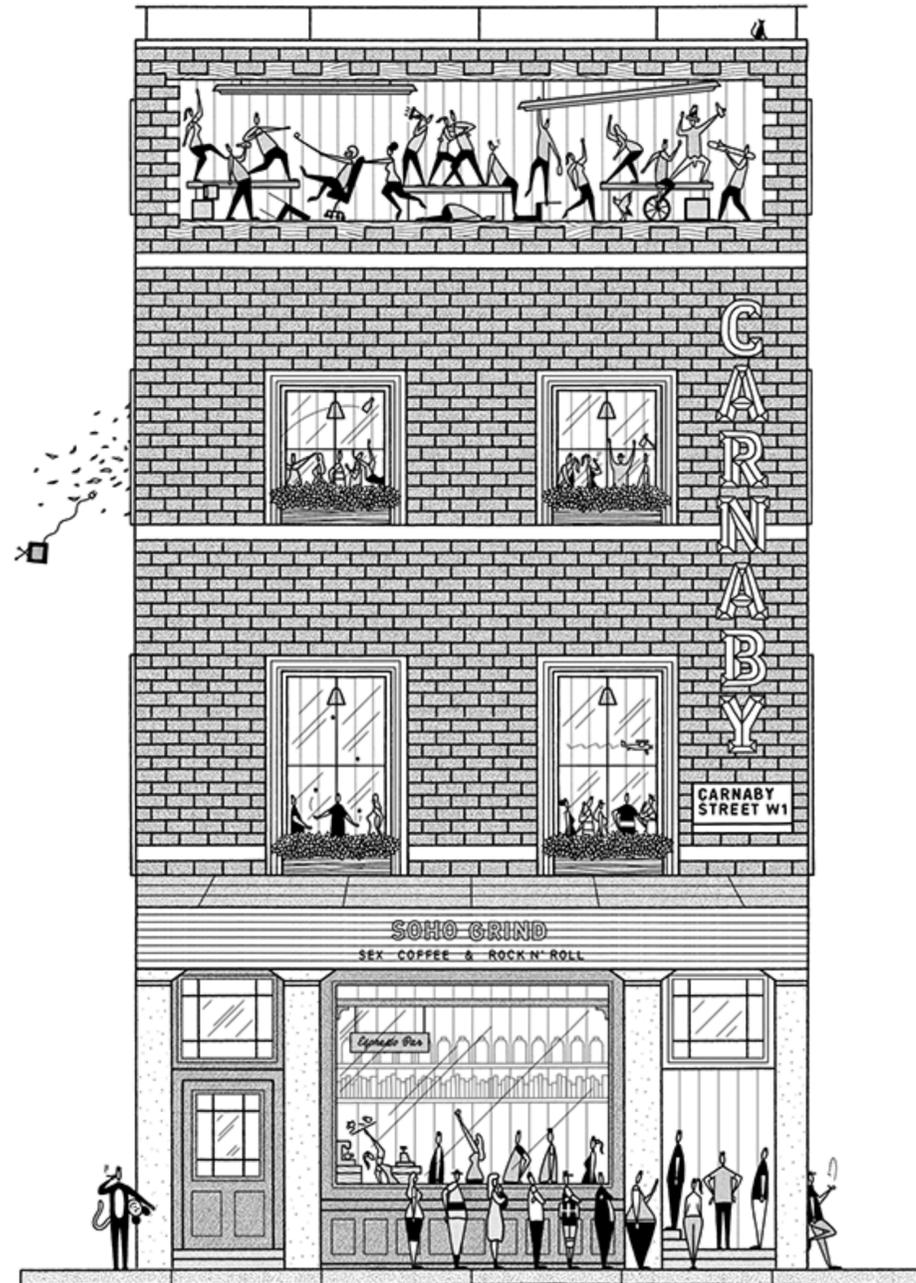


Stunning, boutique-style corner townhouse
with views onto Carnaby Street

32 CARNABY STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY



CARNABY

OFFICE

THE SPACE

The last remaining available floor in this refurbished, corner building has been fully fitted and furnished. The boutique, contemporary office space provides a kitchenette, 6 desks, 3 high-bench seats and two break out areas. The large sash windows let the natural light in and look out over Carnaby Street and Fouberts Place.

SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Third	466	43
Second (now let)	438	41
First (now let)	414	39
TOTAL	904	84



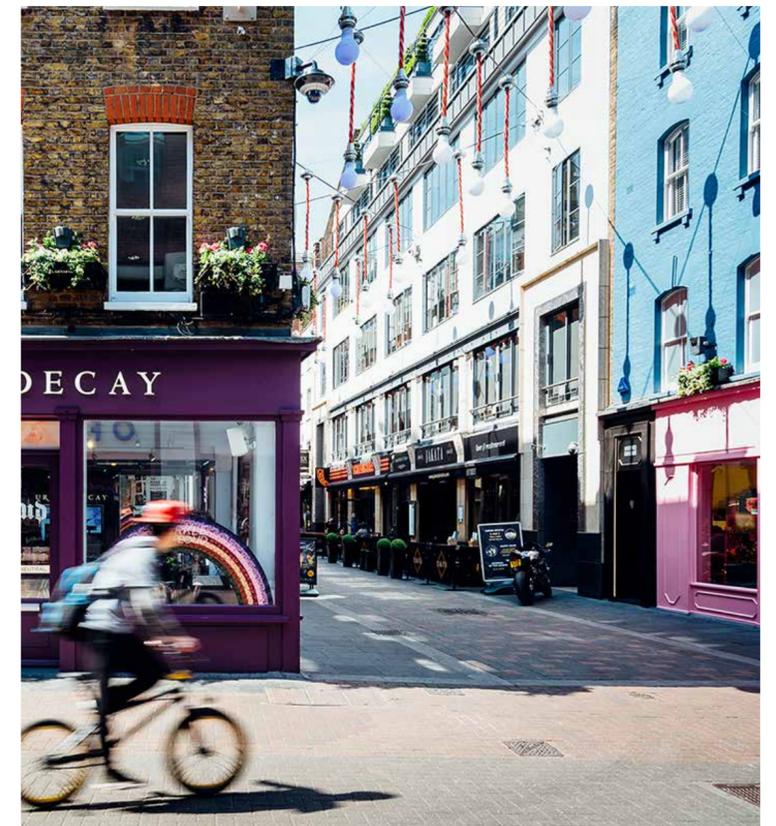


LOCATION

In the very heart of one of the most famous streets in London, 32 Carnaby Street, combines work-life balance in the most trendsetting of ways. Surrounded by a diverse mix of shops to please all fashion tastes and with the nearby culinary delights of Kingly Court, it 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.

SPECIFICATION

- Fully refurbished
- Fully fitted and furnished third floor
- Herringbone timber flooring
- Fully integrated kitchenette
- 6 desks, 3 high bench seats and 2 breakout areas
- New LED lighting
- New WCs
- New comfort cooling
- Fibre connectivity
- Boutique common parts



TERMS

New lease direct from the Landlord

RENT

£70.00 psf (exclusive)

SERVICE CHARGE

Fixed at £10.00 psf

RATES*

£27.82 psf

TOTAL OUTGOINGS

£107.82 psf

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

Community Fibre

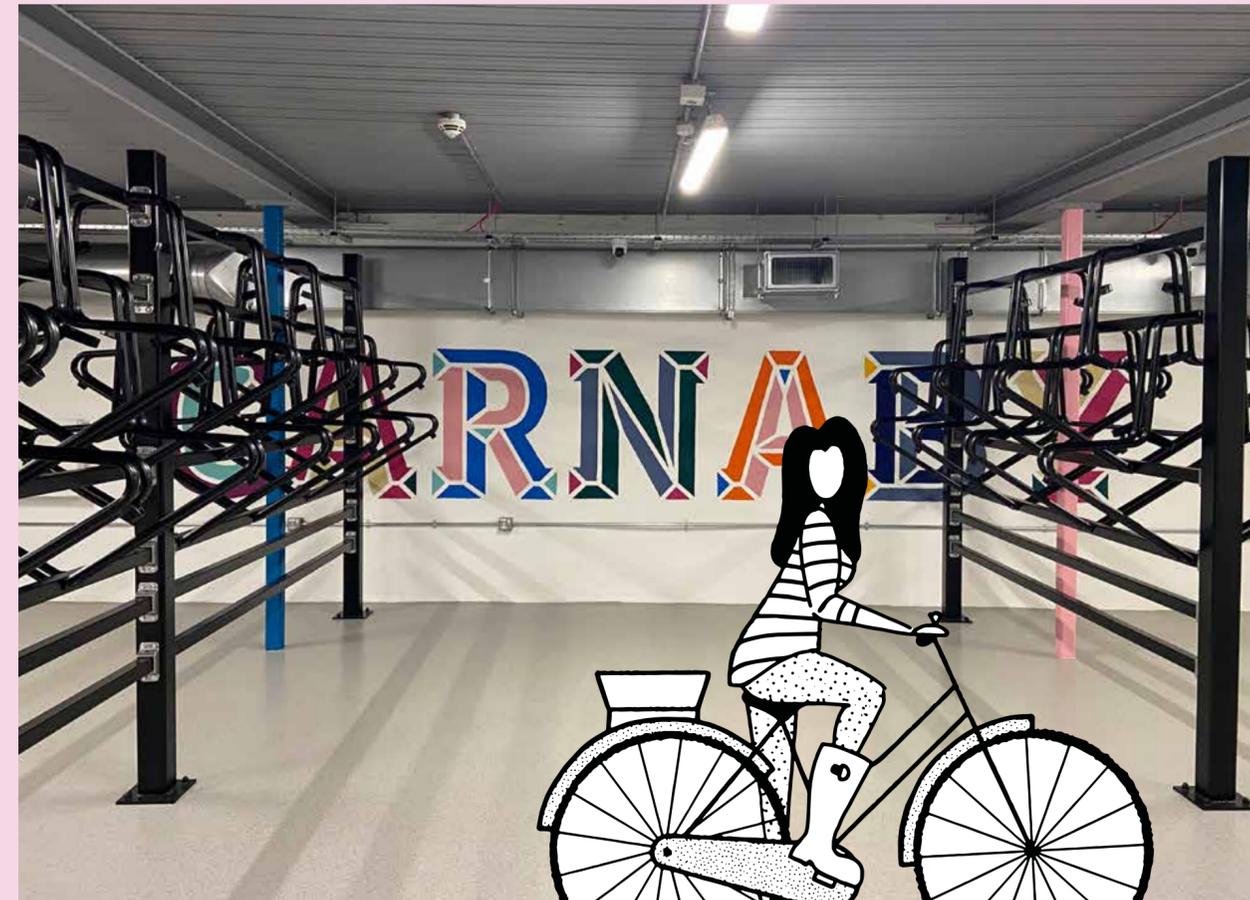
PERKS OF CARNABY

- 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

CYCLE STORE

As an occupier of 32 Carnaby Street, you will have access to the Carnaby cycle store. The store is located at 5-7 Carnaby Street, providing secure parking facilities to office occupiers on the Carnaby Estate.

- 68 cycle racks
- Brand new shower facilities
- Modern, convenient and safe space for your bike
- Pre-book easily via our booking app.



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 LLOYD

M: 07795 445 833

E: catherine.lloyd@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



www.colliers.com



www.rx.london

Shaftesbury

Misrepresentation Act 1967 and Property Misdescriptions Act 1991. 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. June 2022.