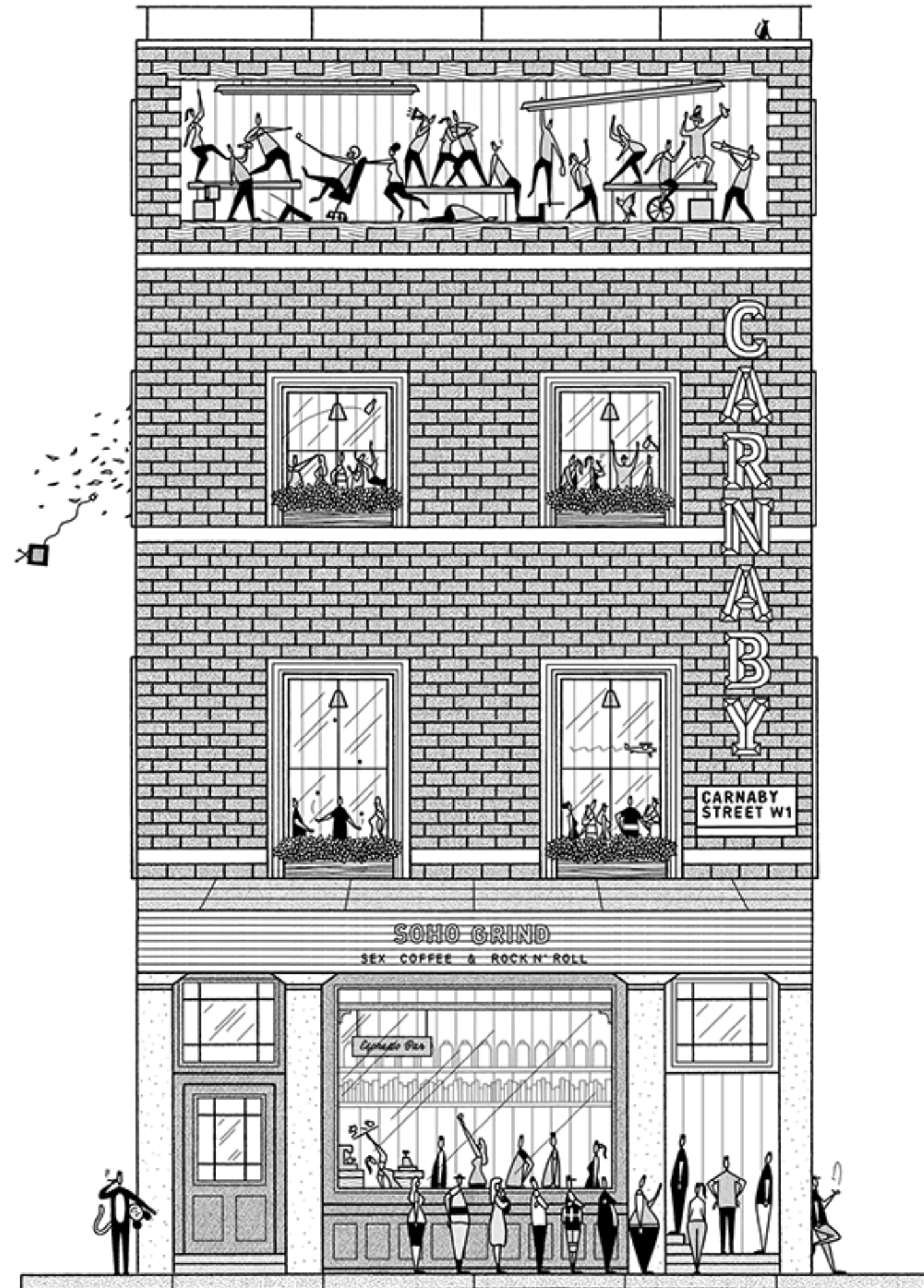


Stunning, boutique-style townhouse
with views onto Carnaby Street

26 CARNABY STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY



CARNABY

OFFICE

THE SPACE

The property is a period style townhouse that has been stylishly refurbished, over three floors. 26 Carnaby Street offers the opportunity to have your own front door if taken on a self contained basis.

Features include boutique feature tiling in the entrance, wooden floors throughout, statement period fireplaces and sash windows letting in natural light throughout.

SCHEDULE OF AREAS

| FLOOR | SQ. FT | SQ. M |
|--------------|------------|-----------|
| Third | 257 | 24 |
| Second | 288 | 27 |
| First | 287 | 26 |
| TOTAL | 832 | 77 |





First floor



Second Floor



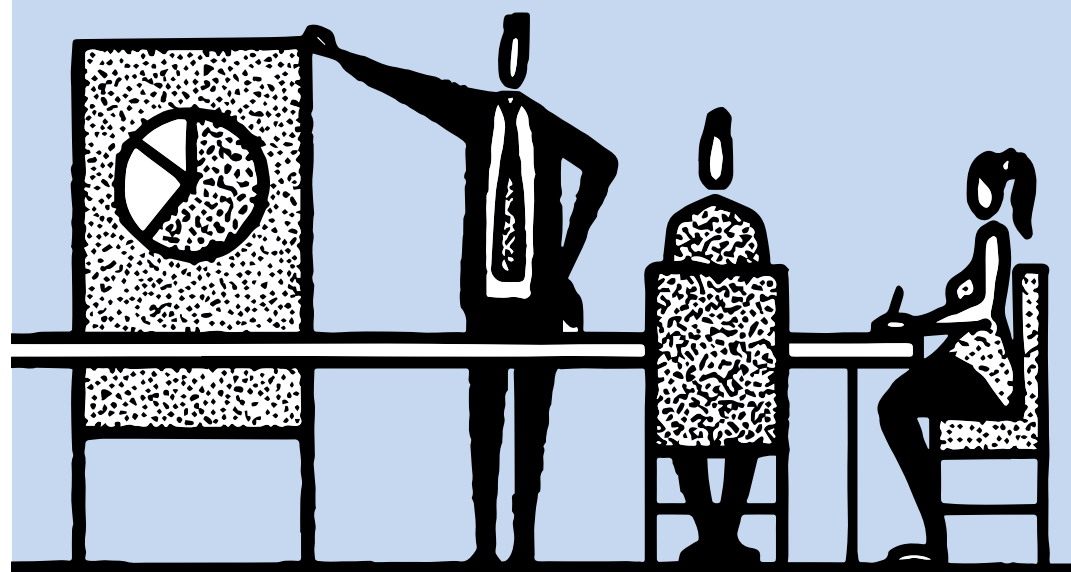
Third floor



Entrance hall

SPECIFICATION

- Period features
(Sash windows, original fireplaces)
- Wooden flooring
- LED lighting
- Own front door
- Refurbished



LOCATION

In the very heart of one of the most famous streets in London, 26 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.



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

TERMS

New lease direct from the Landlord

RENT

£69.50 psf (exclusive)

SERVICE CHARGE

Fixed at £8.46 psf

RATES*

£26.08 psf

TOTAL OUTGOINGS

£104.04 psf

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

BT

CYCLE STORE

As an occupier of 26 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.



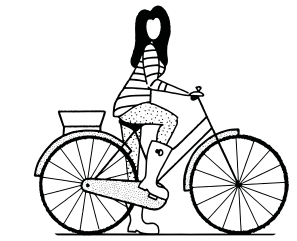
As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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