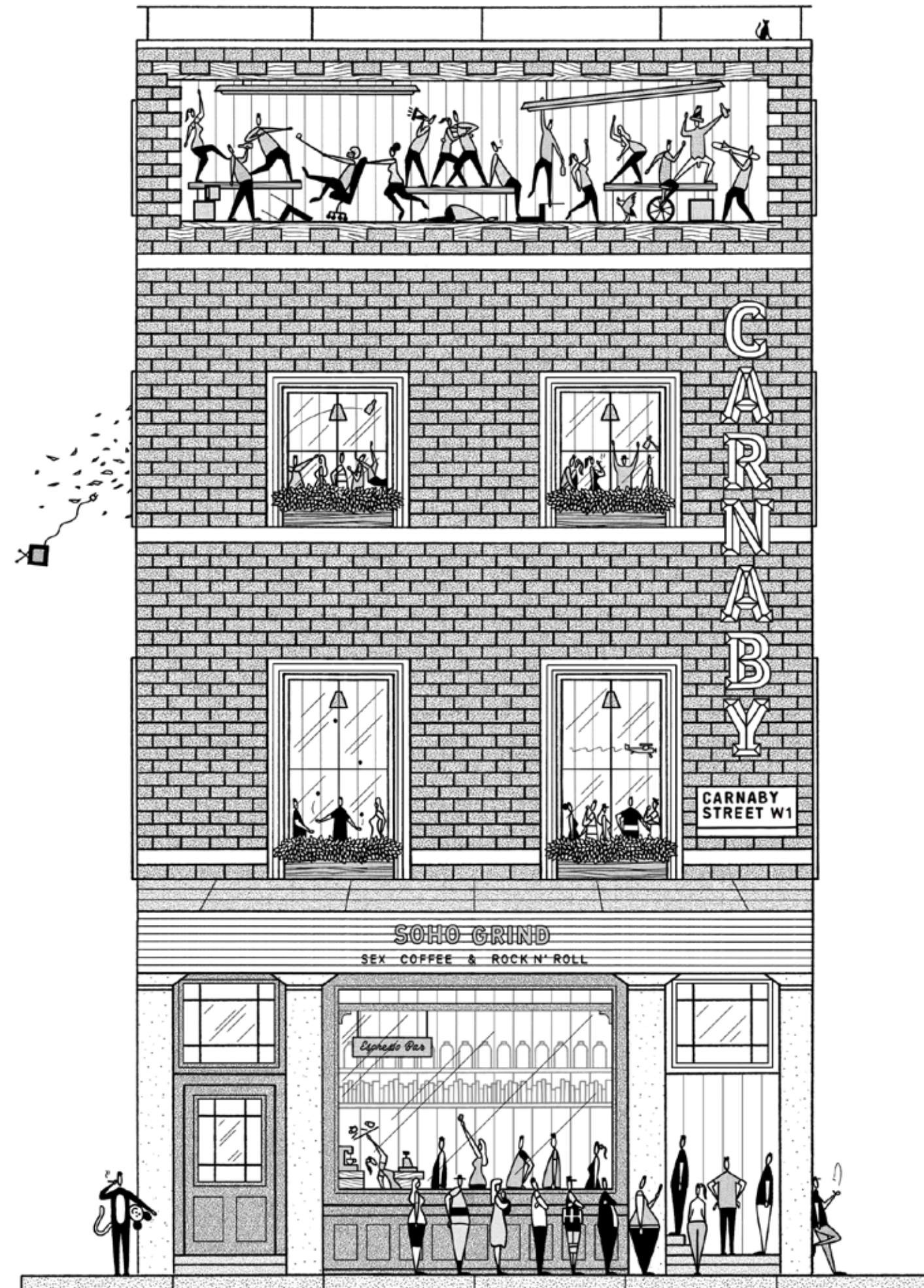


Second and third floor office space in a trendy townhouse to let

# 22 CARNABY STREET



@CarnabyLondon | carnaby.co.uk



# LOOK UP CARNABY

## CARNABY

OFFICE

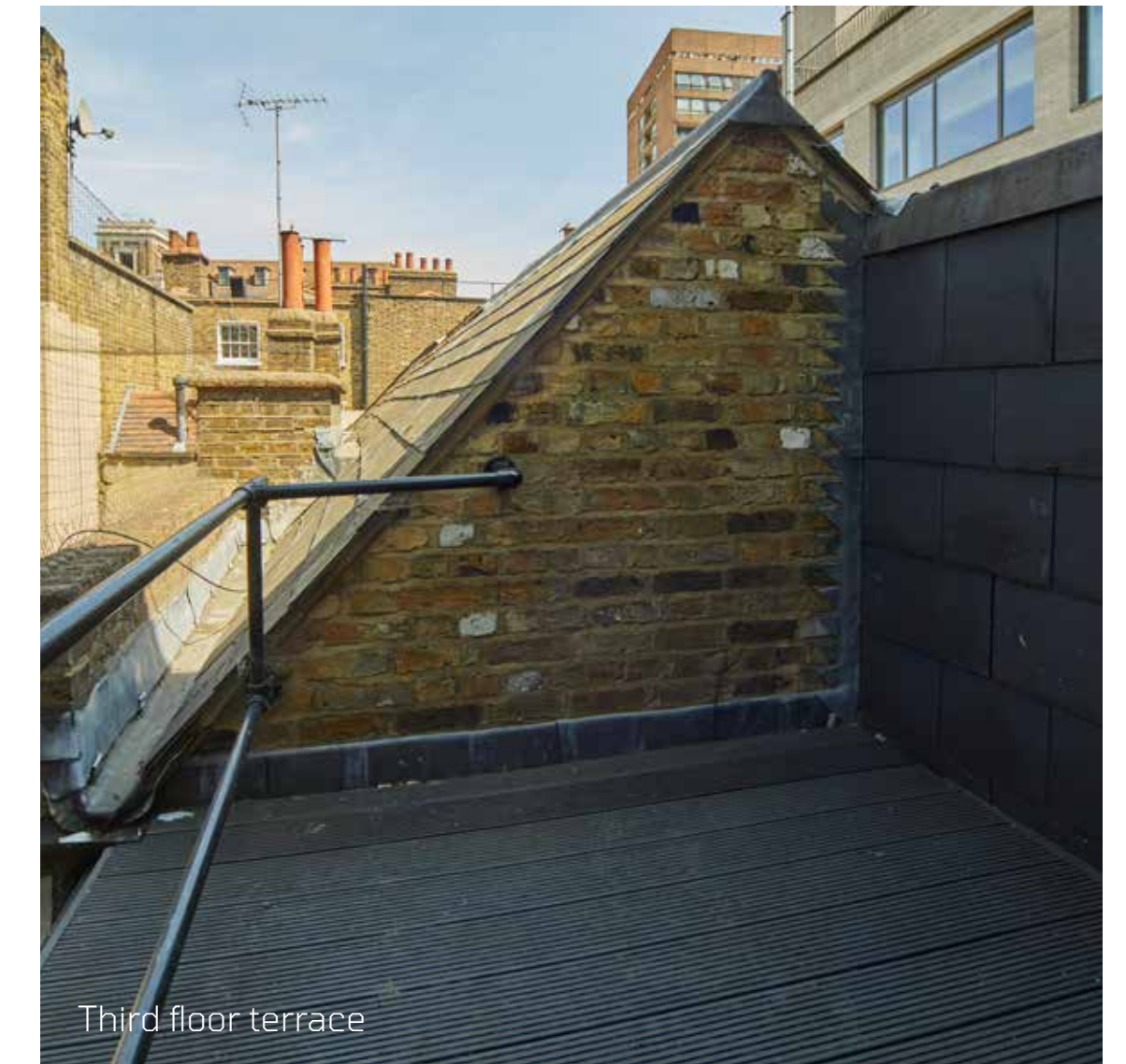
## THE SPACE

Smart two floor office space in a beautiful period townhouse.

Highlights include gorgeous wood flooring, high ceilings, fantastic light, period features and a roof terrace on the third floor, plus a demised WC.



Second floor



Third floor terrace



Second floor bathroom



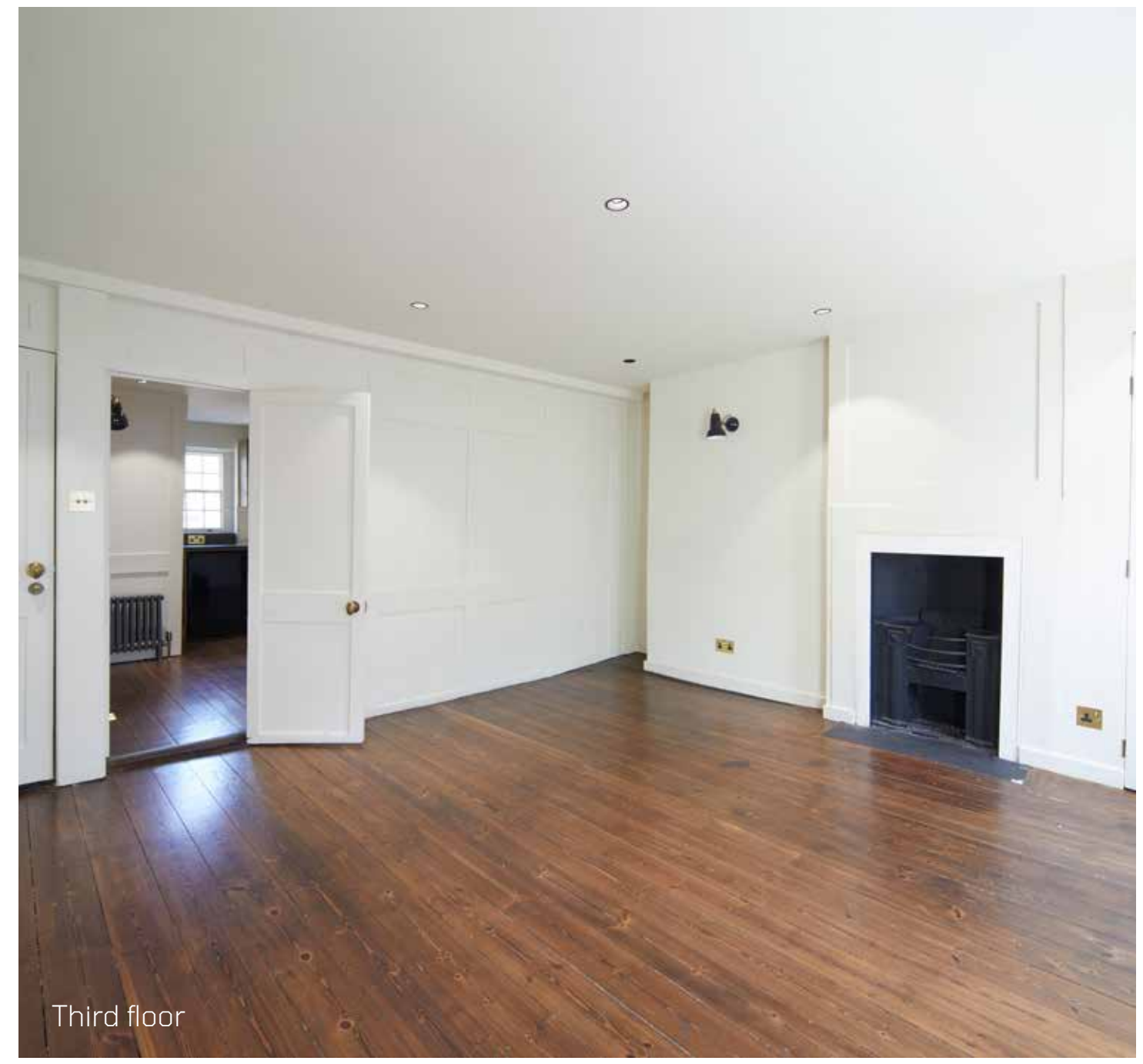
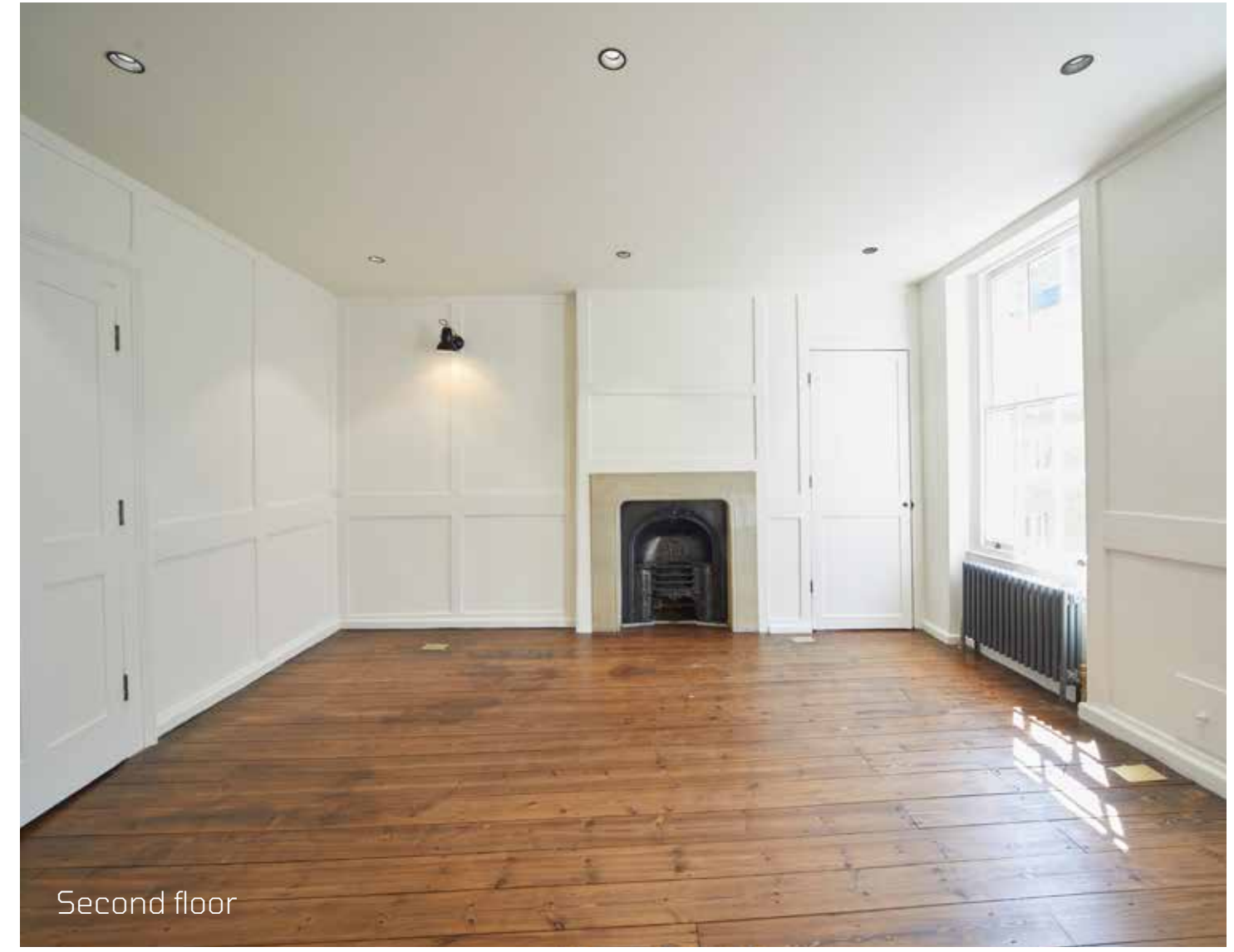
Third floor

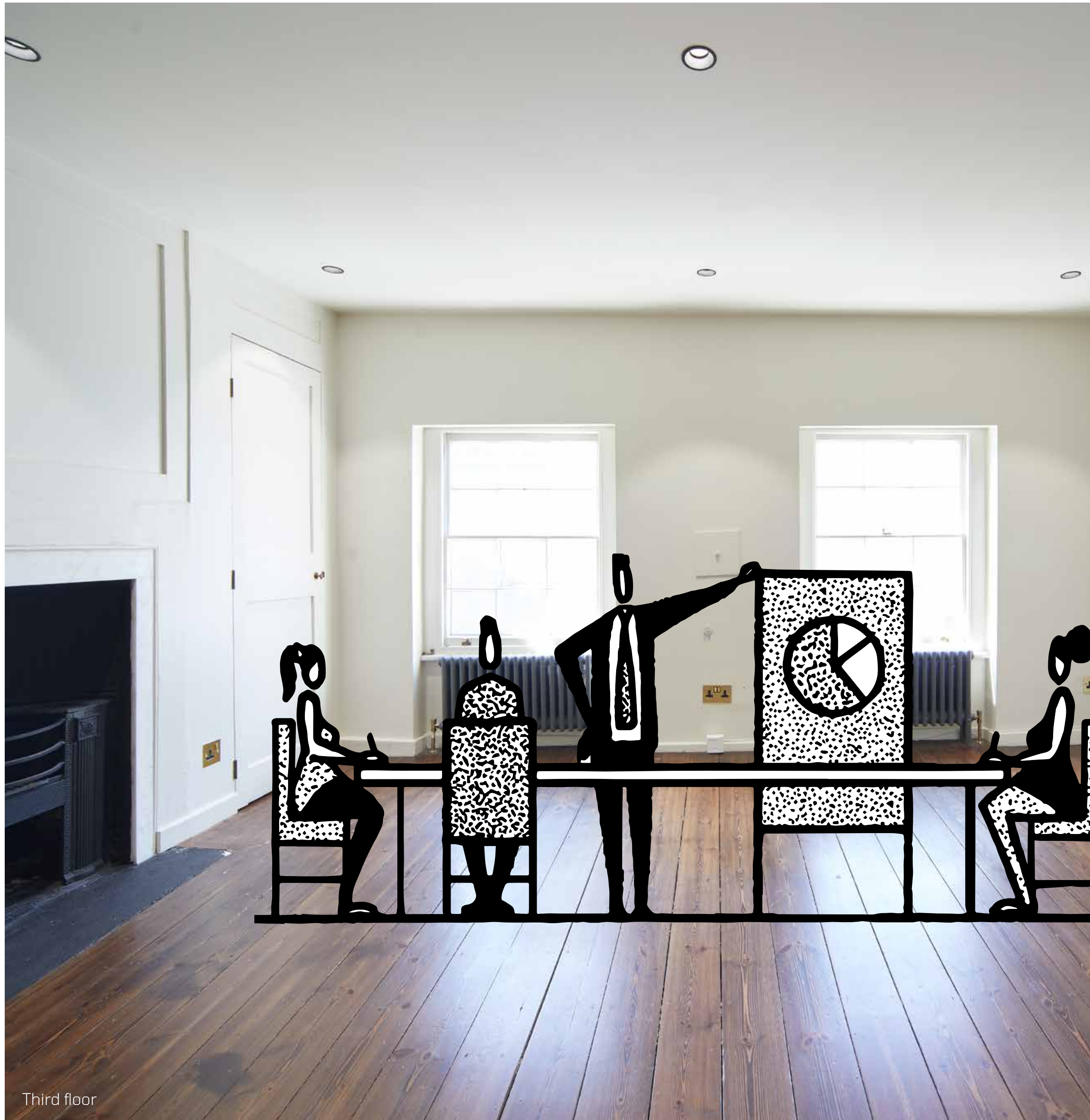
## SPECIFICATION

- 2nd and 3rd floor to be let together
- Wooden floors
- High ceilings and period features
- Traditional cast iron radiators
- Marble lined fireplaces
- Demised WC on 2nd floor
- Demised Kitchenette on 3rd floor
- 3rd floor terrace
- Fibre connectivity

# SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Third	318	30
Second	305	28
<b>TOTAL</b>	<b>623</b>	<b>58</b>





Third floor



Entrance

## LOCATION

In the very heart of one of the most famous streets in the world, 22 Carnaby Street is one of the best office locations in London. With Carnaby Street's diverse mix of shops to please all fashion tastes and on the doorstep of the culinary heaven that is Kingly Court. Just a short walk to Oxford Circus and Tottenham Court Road and the Elizabeth Line, the best shopping streets in the world are within credit card-waving distance. There is literally nowhere better to be.



## TERMS

New lease direct from the Landlord

## RENT

£43,298.50 pa (£69.50 psf)

## RATES\*

£53,602.92 pa (£26.03 psf)

## SERVICE CHARGE

£10,304.42 pa (£16.54 psf)

## TOTAL OUTGOINGS

£107,205.84 pa (£112.07 psf)

*\*Estimates*

## EPC PERFORMANCE

Rating D

## FIBRE PROVISION

BT and Community Fibre

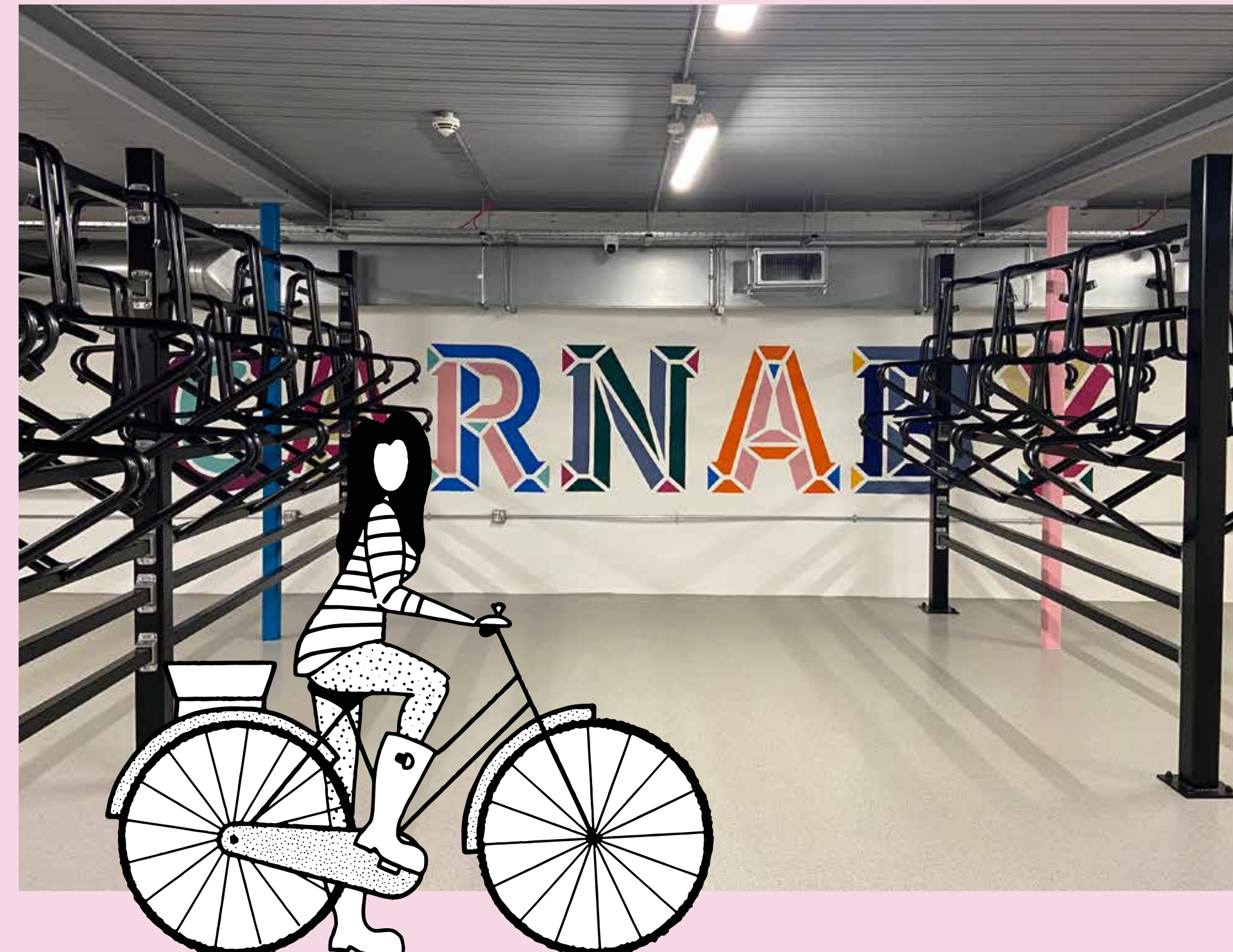
## PERKS OF CARNABY

- 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 22 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.



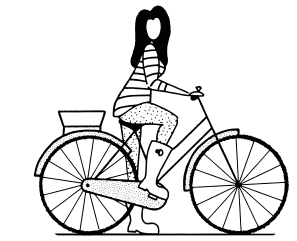
As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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