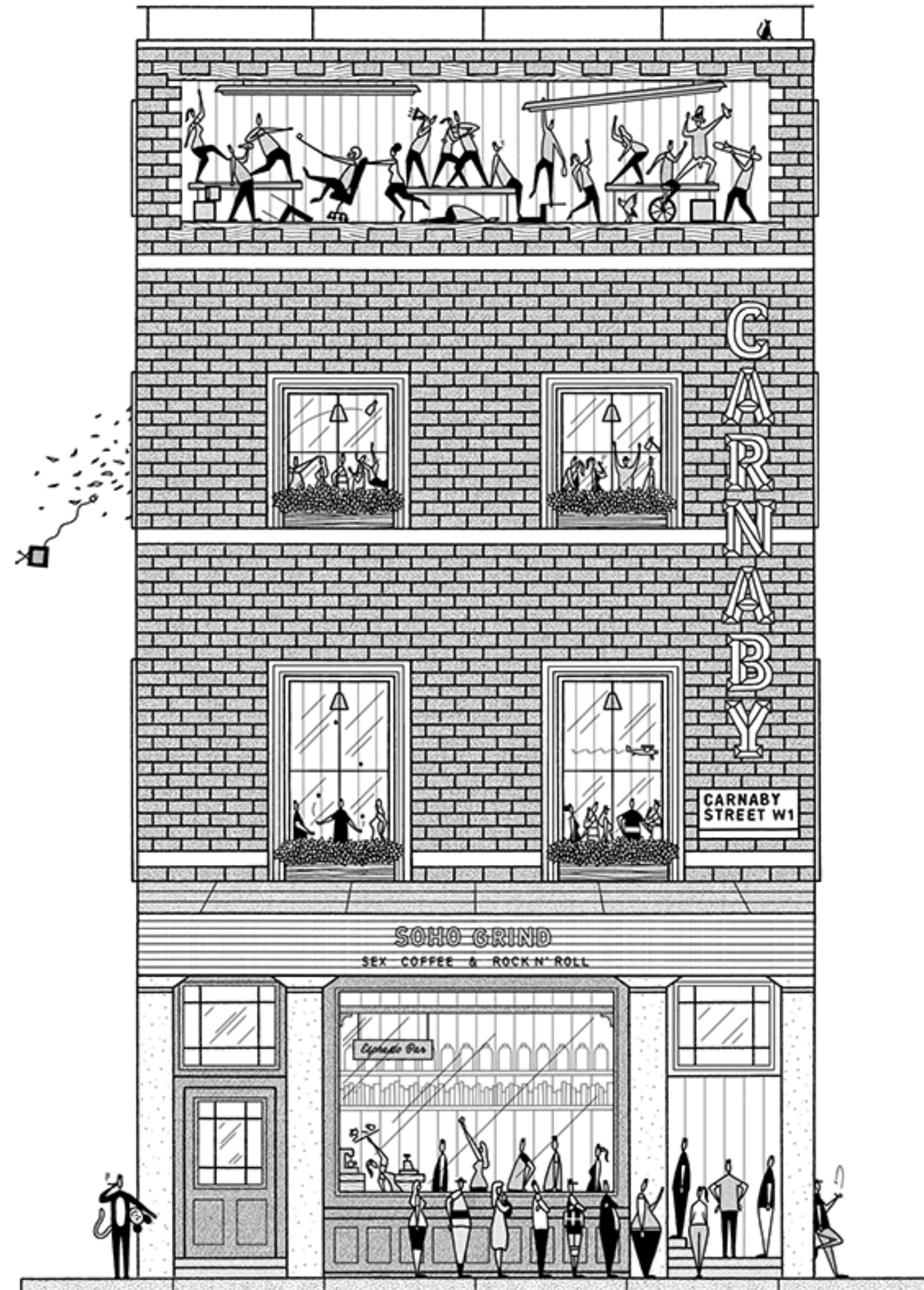


Contemporary refurbished floor with
Assemble fit out - ready to move in

46a CARNABY STREET



@CarnabyLondon | carnaby.co.uk



LOOK UP CARNABY

CARNABY

OFFICE

THE SPACE

Newly refurbished single floor office space in a period townhouse right in the heart of Carnaby.

Bright, light open plan office space boasting a new kitchenette, collaboration space and two meeting rooms.



SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Second	1,077	100
TOTAL	1,077	100



SPECIFICATION

- Air conditioning
- Timber flooring
- Perimeter trunking
- New LED lighting
- Fitted kitchenette
- Refurbished toilets

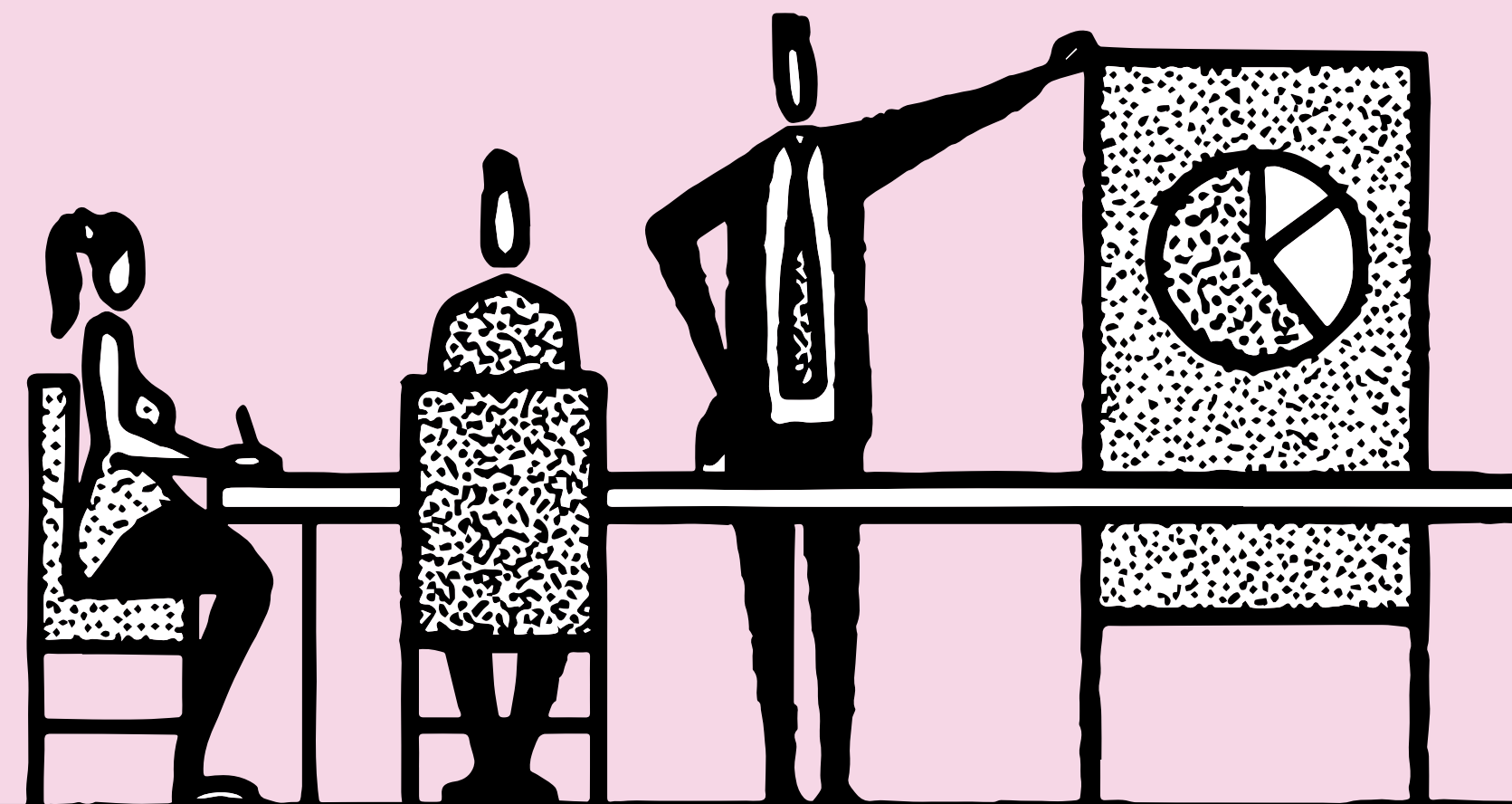
ASSEMBLE FIT OUT

BENEFITS OF ASSEMBLE FIT OUT

We've made moving office easy.

Our Assemble fit out solution means you worry less about the move and concentrate on your business. Let us do the hard work.

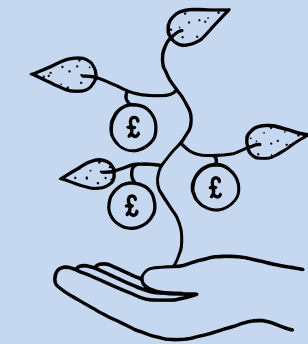
Move in, plug in and go!



No upfront capital expenditure



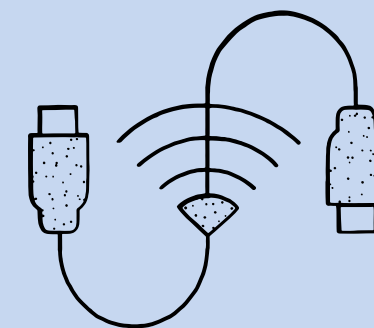
Quick delivery & hassle free



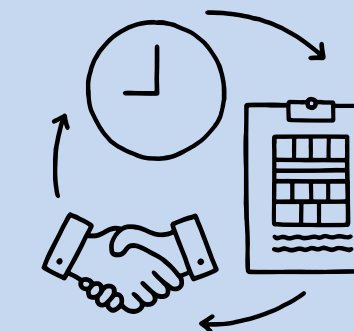
Scale up within the Estate
as your business grows



Private space with
your own front door



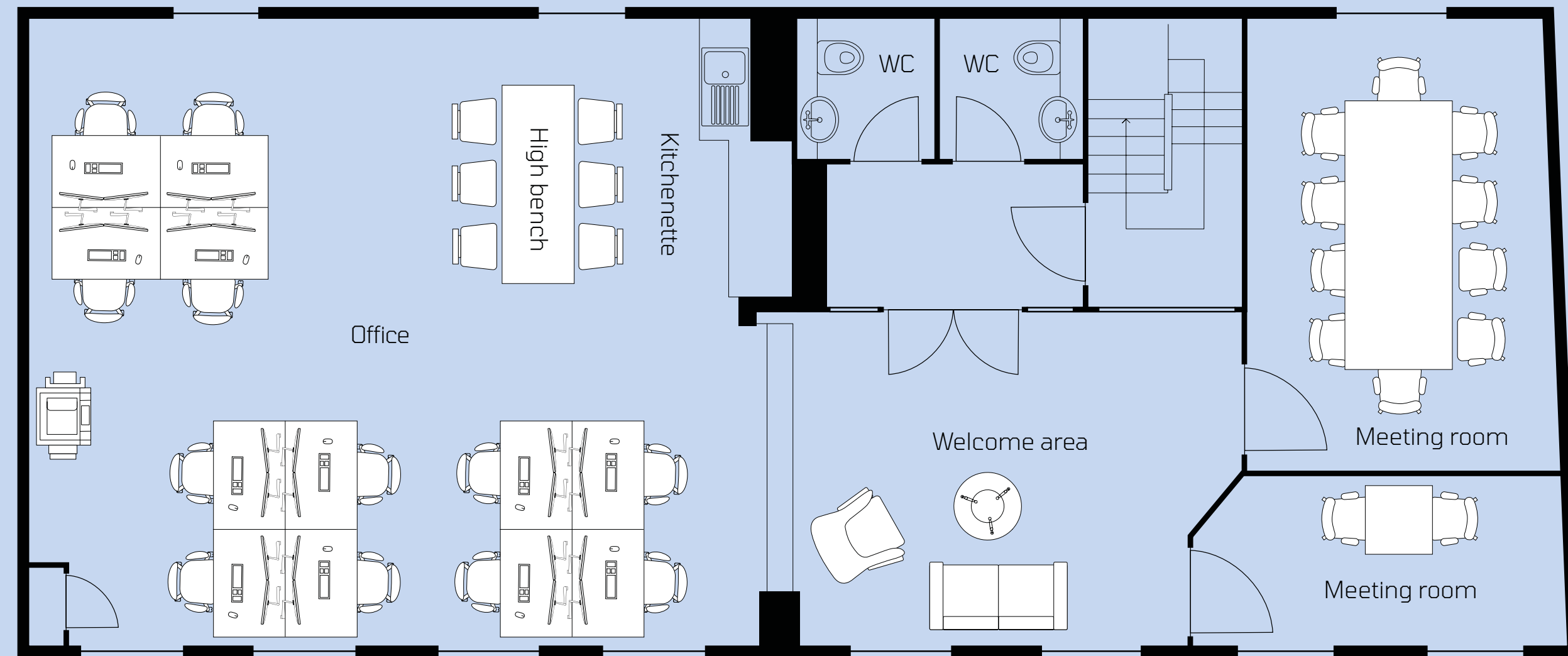
Fully cabled with fast internet



Short form & flexible leases

READY-TO-GO

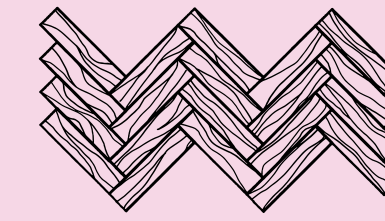
SECOND FLOOR - 1,077 SQ. FT | ASSEMBLE FIT OUT LAYOUT



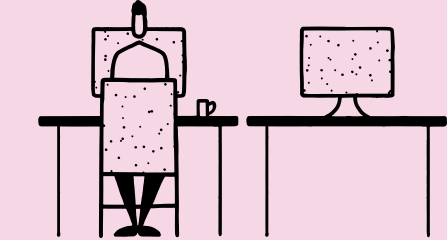
CARNABY STREET



HIGHLIGHTS OF ASSEMBLE FIT OUT AT 46A CARNABY STREET



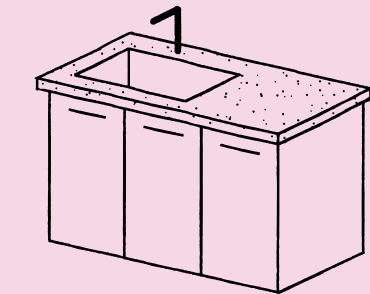
High quality fit out designed by Thirdway



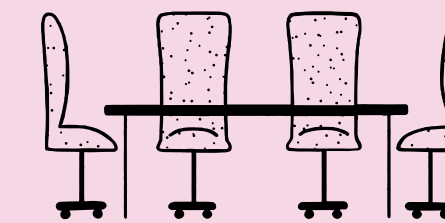
12 desks and agile working area



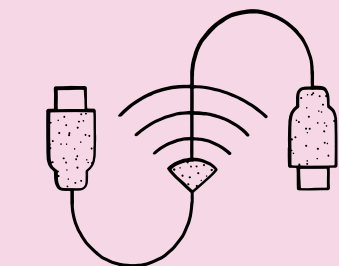
Client arrival space



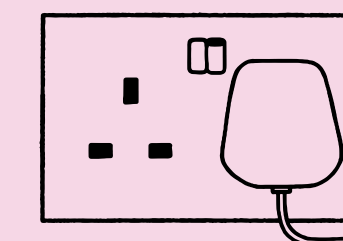
Kitchenette



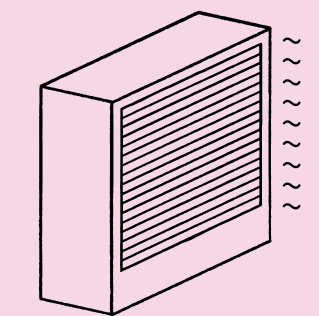
2x Meeting room



Internet ready



Fully cabled



Air conditioning



Meeting room



LOCATION

In the very heart of one of the most famous streets in the world, 46a 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'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.

TERMS

New lease direct from the Landlord

RENT

£83,467.50 pa (£77.50 psf)

RATES*

£27,215.79 pa (£25.27 psf)

SERVICE CHARGE*

£13,871.76 pa (£12.88 psf)

TOTAL OUTGOINGS

£124,555.05 pa (£115.65 psf)

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

G Network

PERKS OF CARNABY

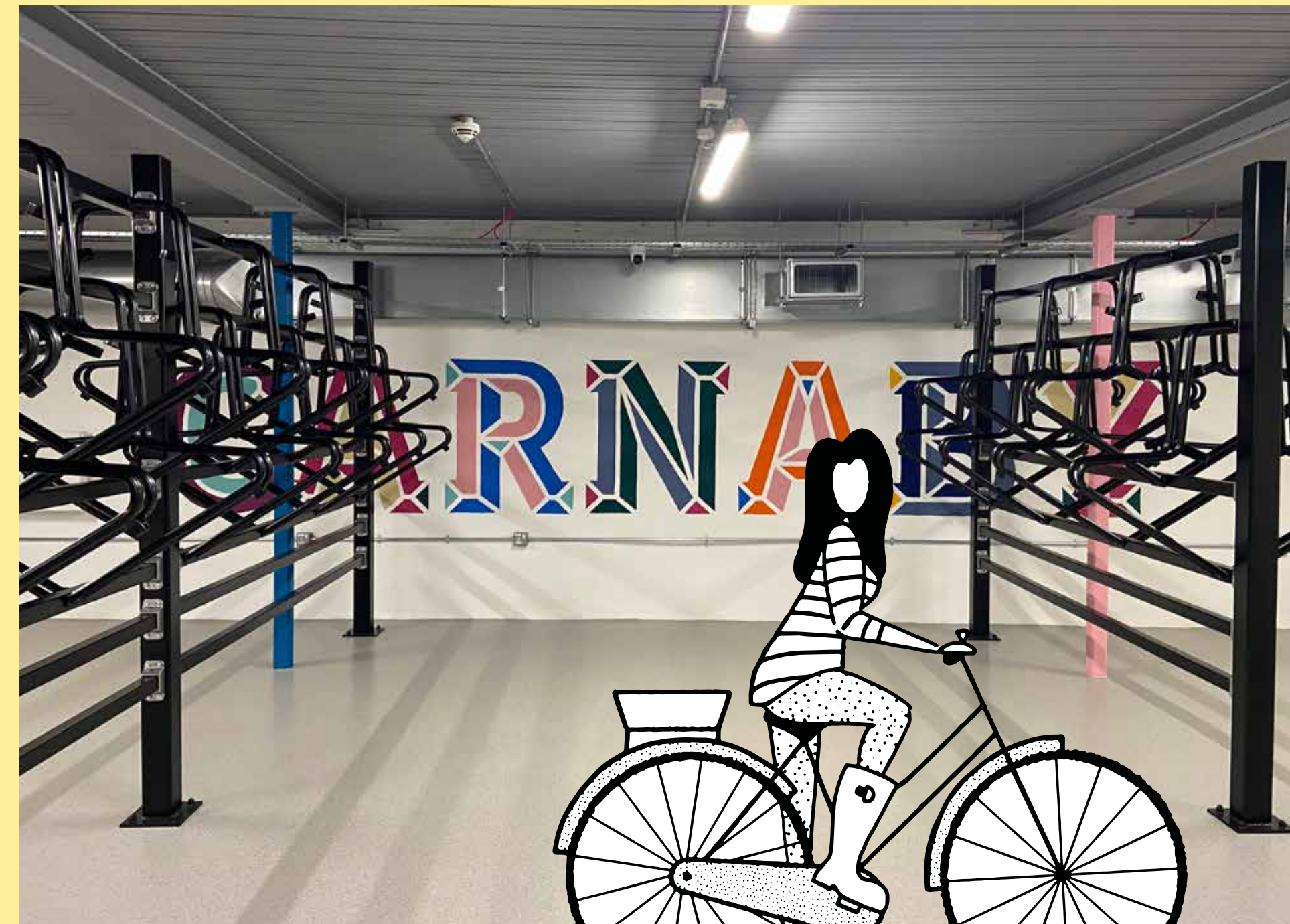
- 24/7 onsite security team and estate CCTV
- Dedicated onsite management team
- 10% discount neighbourhood card at participating retailers and restaurants
- Tenant portal
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- Estate events



CYCLE STORE

As an occupier of 46a 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.



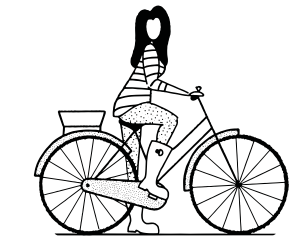
As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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

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