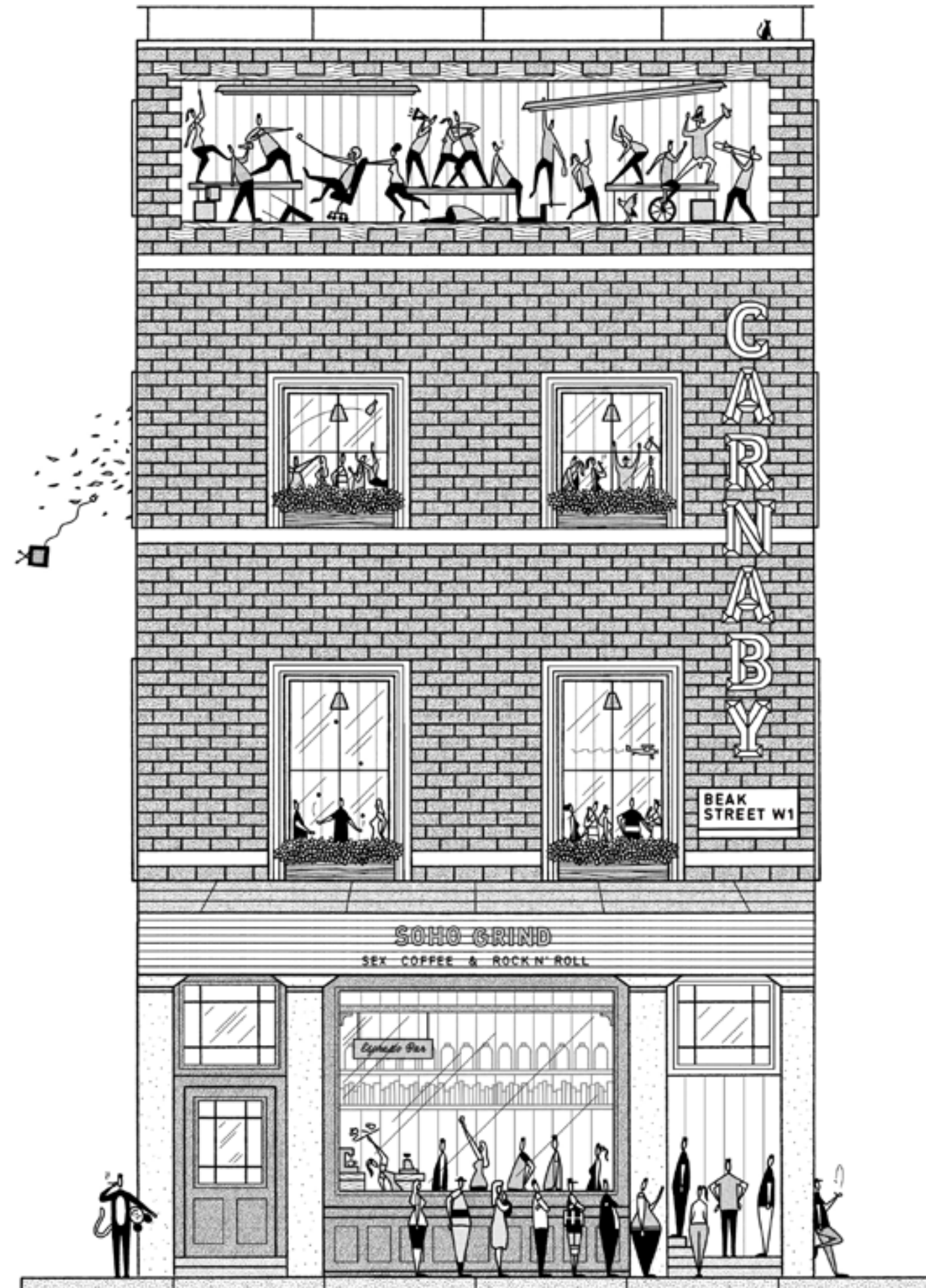


Trendy office space in the heart of Carnaby

47 BEAK STREET

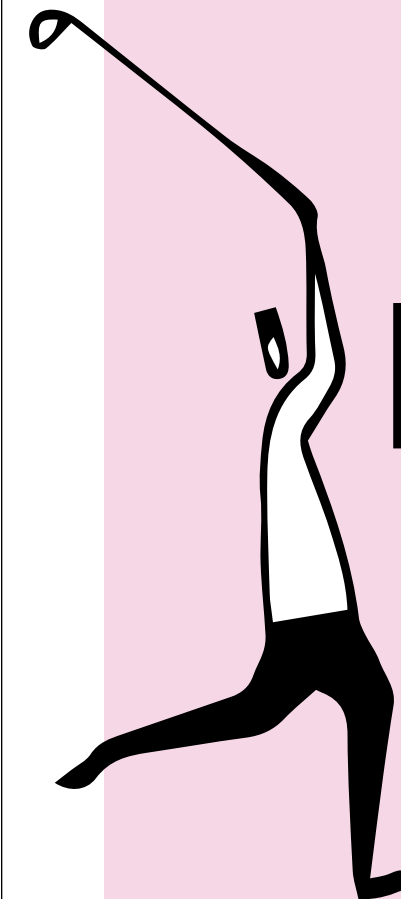


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LOOK UP CARNABY

CARNABY

OFFICE



THE SPACE

This newly refurbished office space in the heart of Carnaby features large character windows offering excellent natural light.

The contemporary fit-out includes 8 desks, a comfortable lounge area, LED lighting, air conditioning, and new timber flooring.



Second floor



Second floor

SPECIFICATION

- Newly refurbished 2nd floor and common parts
- Timber flooring
- New WCs
- New comfort cooling
- New LED lighting
- Perimeter cabling



FIT OUT



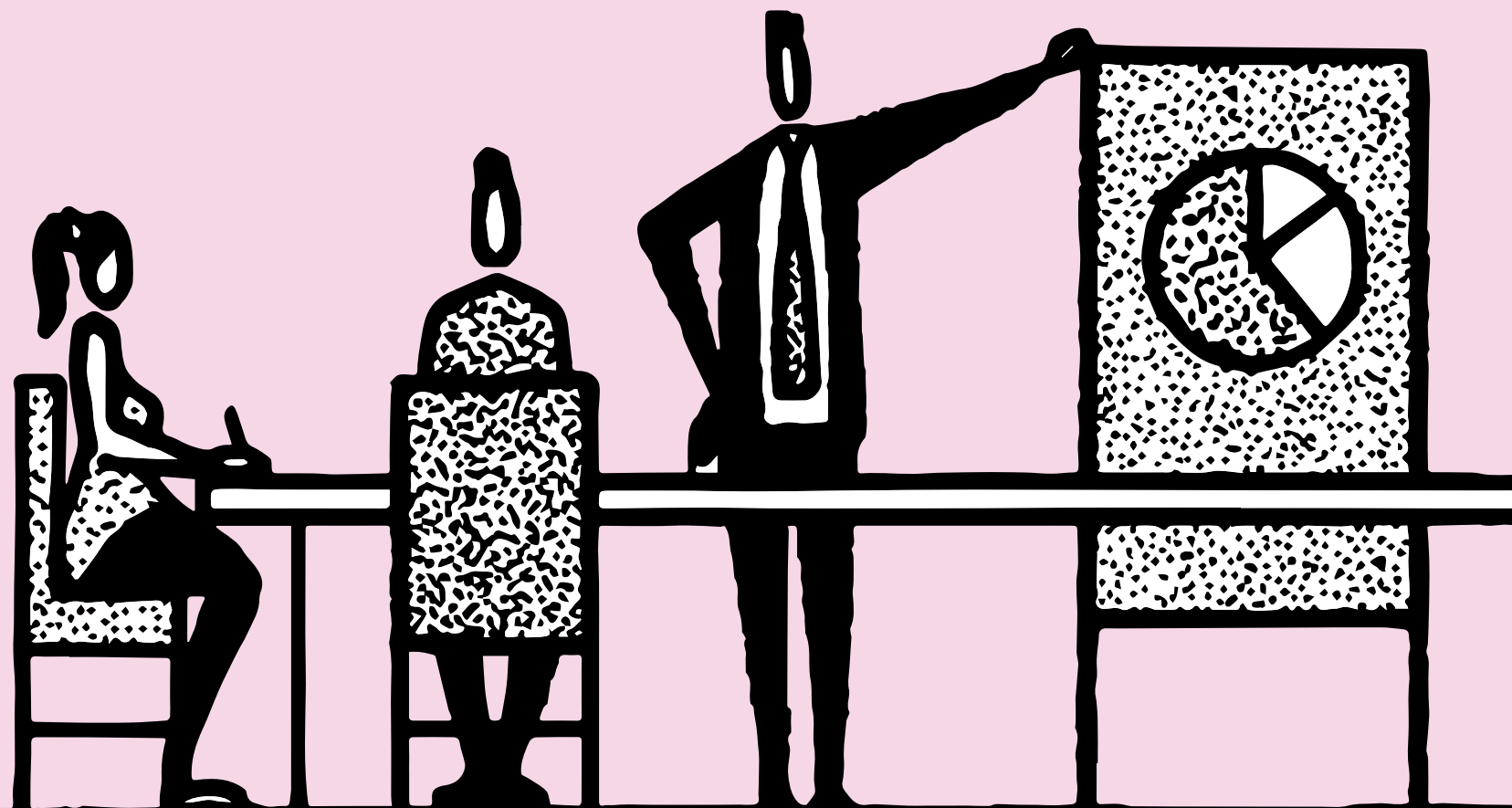
Indicative image of fit out

BENEFITS OF FIT OUT

We've made moving office easy.

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

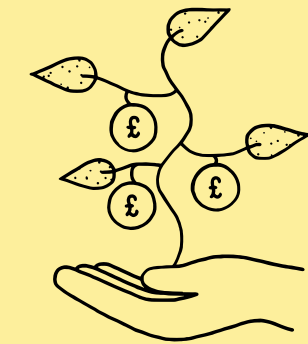
Move in, plug in and go!



No upfront capital expenditure



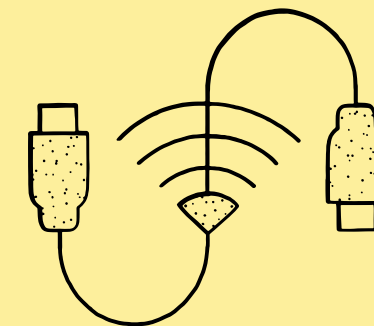
Quick delivery & hassle free



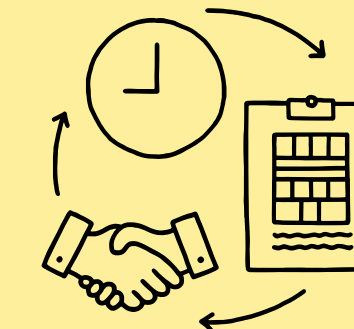
Scale up within the Estate
as your business grows



Private space with
your own front door



Fully cabled with fast internet



Short form & flexible leases

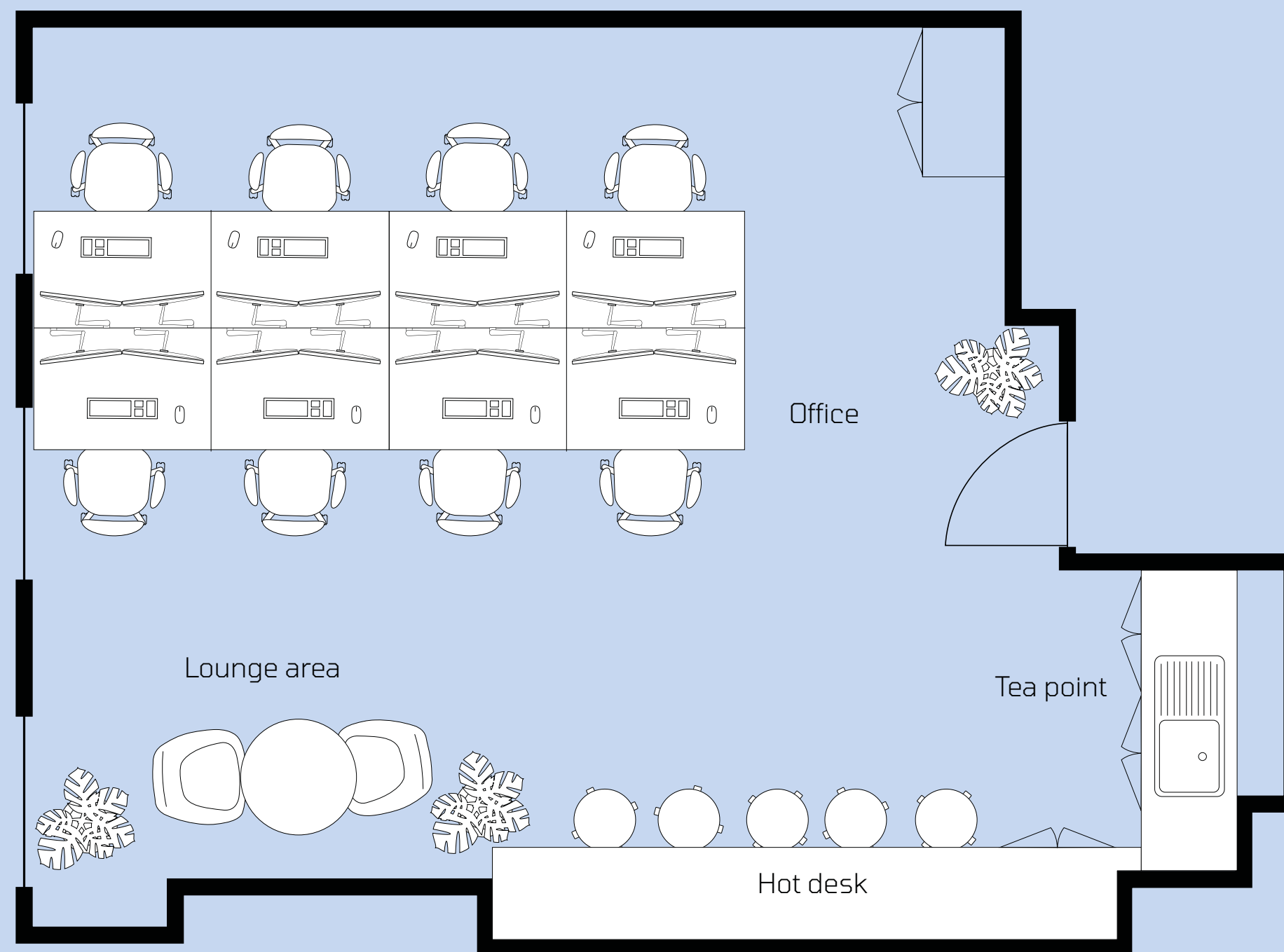
READY-TO-GO

SECOND FLOOR - 468 SQ. FT

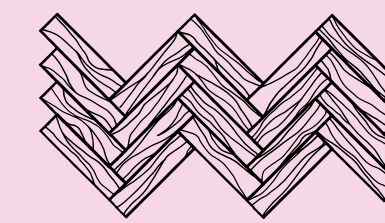
SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Second	468	43
TOTAL	468	43

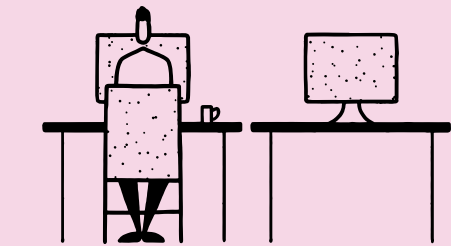
SECOND FLOOR



HIGHLIGHTS OF FIT OUT AT 47 BEAK STREET



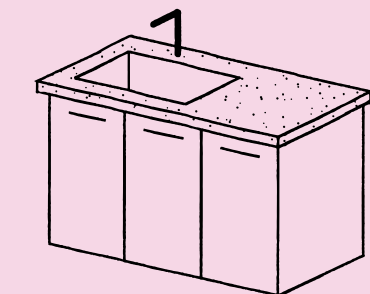
High quality fit out designed by Thirdway



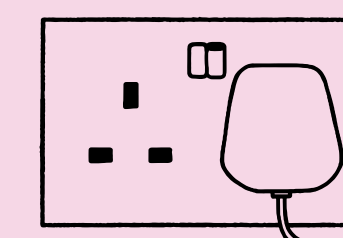
8 desks



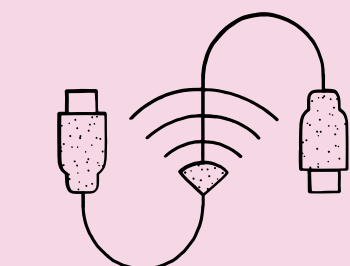
Lounge area



Tea point



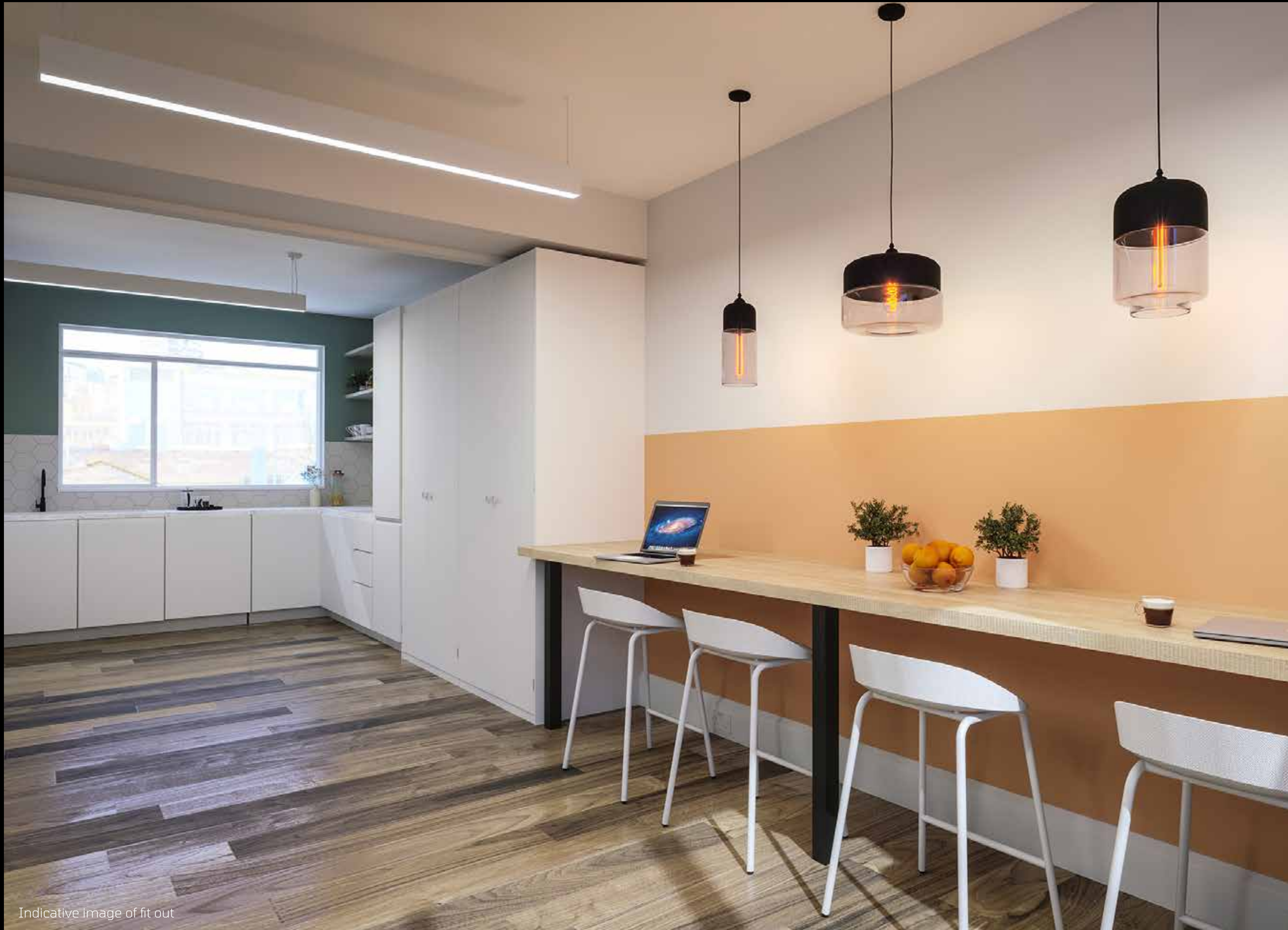
Fully cabled



Internet ready



5 Hot desks



Indicative image of fit out



LOCATION

Against the fashionable backdrop of one of Soho's most historic streets, 47 Beak Street combines work-life balance in the most trend-setting of ways.

The best shopping streets in the world are within walking distance, and neighbouring culinary hot spots, Beak Street makes for a unique and inspiring working environment.

Just a short walk to Oxford Circus and Tottenham Court Road's newly opened Elizabeth Line, with beautiful and tranquil Golden Square just around the corner, there is nowhere better to be.

TERMS

New leases direct from the Landlord

RENT

£33,390 pa (£72.50 psf)

RATES*

£10,680 pa (£22.82 psf)

SERVICE CHARGE*

£7,038 pa (£15.04 psf)

TOTAL OUTGOINGS

£51,648 pa (£110.36 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
- Exclusive tenant portal access
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- An inspiring calendar of estate events
- Access to shower facilities and bike storage

CYCLE STORE

As an occupier of 47 Beak 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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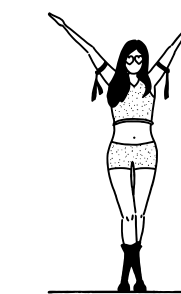
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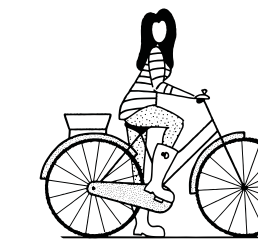
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