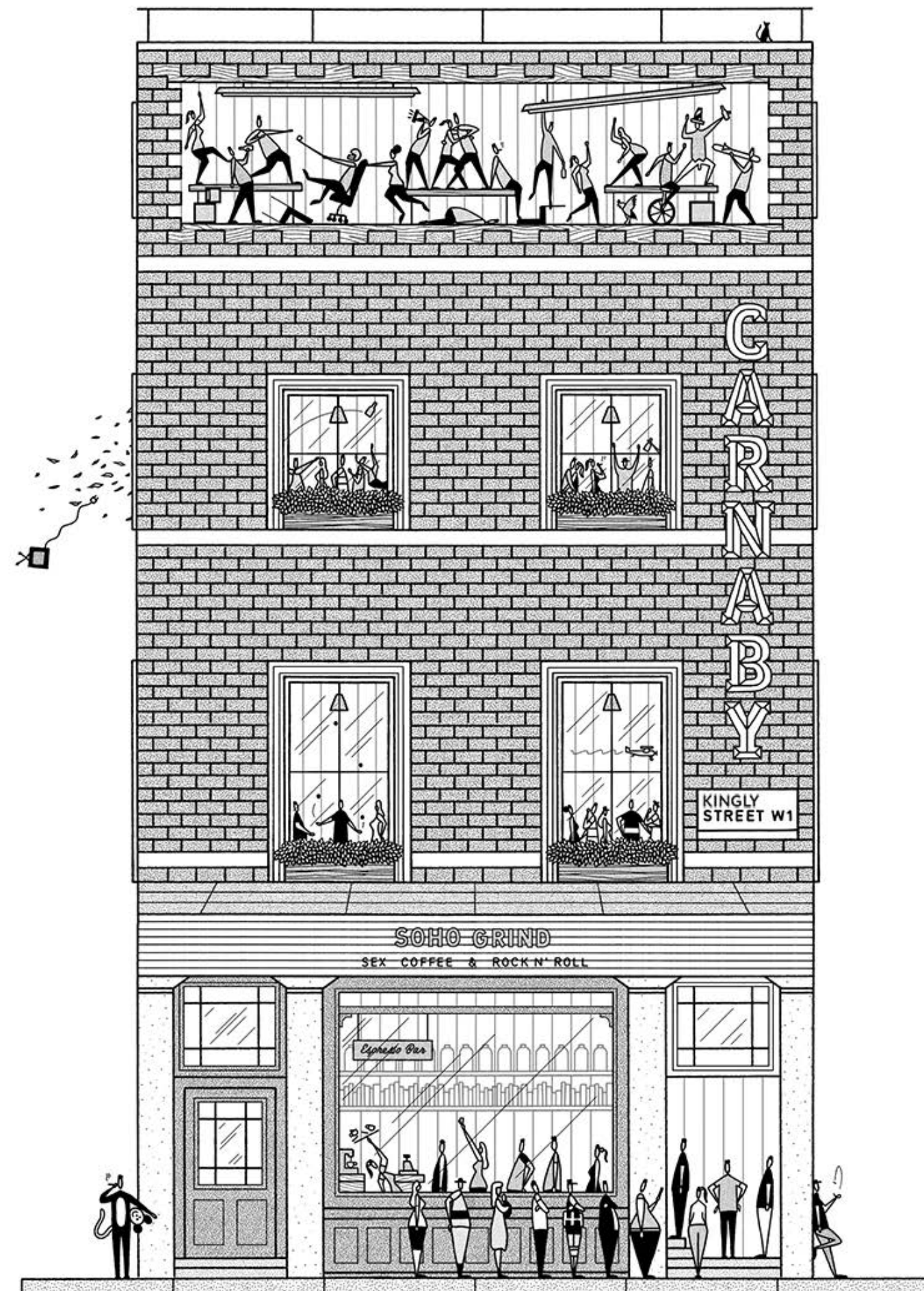


A newly refurbished third floor office available now

# 16 KINGLY STREET



@CarnabyLondon | carnaby.co.uk

# LOOK UP CARNABY



## CARNABY

OFFICE

## THE SPACE

A newly refurbished single floor office in the heart of Carnaby. The office has feature LED lighting and beautiful timber flooring with underfloor trunking.

With windows on two sides of the floor, there will be no more fighting for a window seat!



## SPECIFICATION

- Timber flooring
- LED lighting
- Passenger lift
- Perimeter cabling
- Capped services

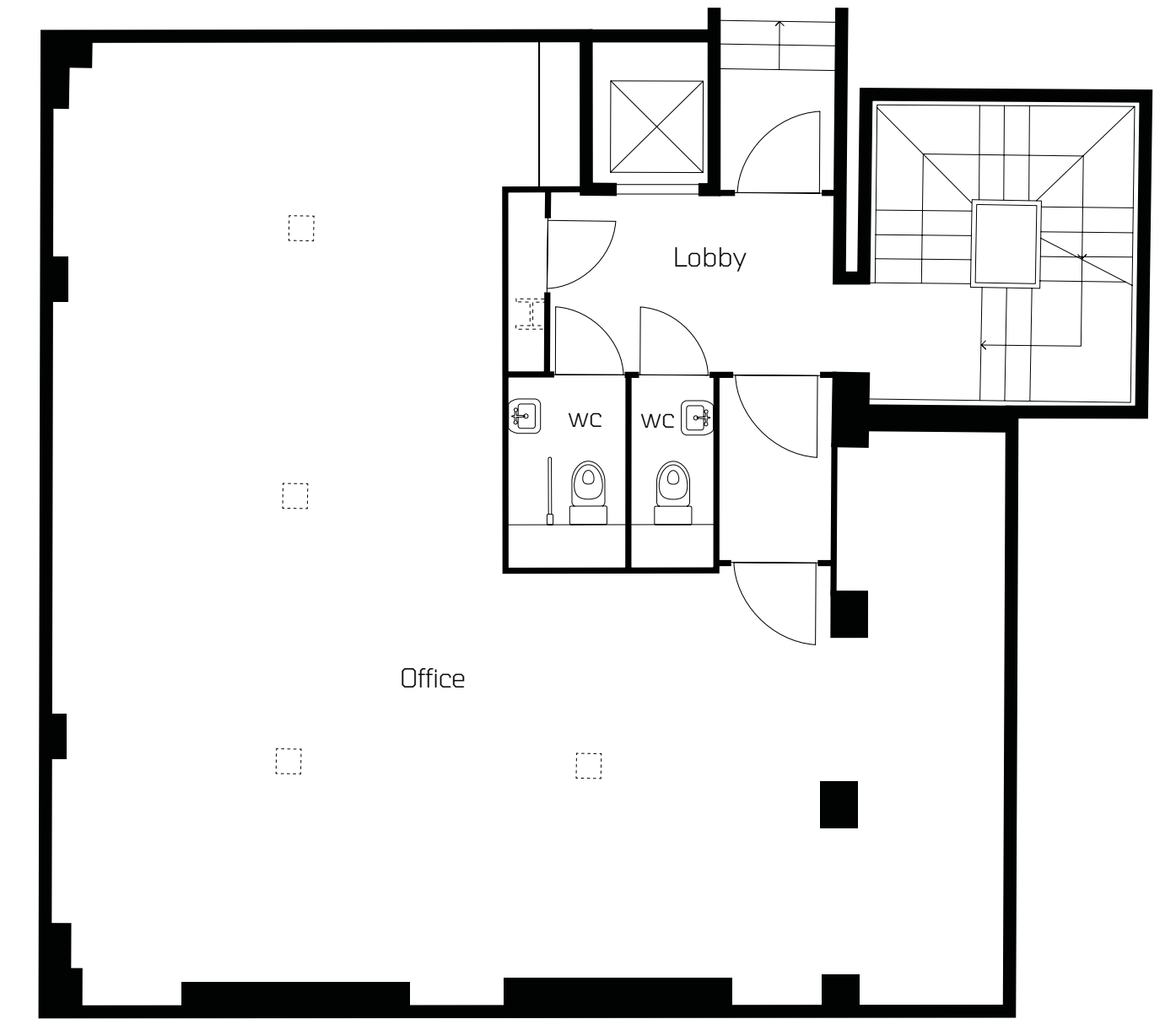




Third floor

## SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Third	686	63.7
<b>TOTAL</b>	<b>686</b>	<b>63.7</b>



## 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



Frontage

## TERMS

New lease direct from the Landlord

## RENT

£67.50 psft (£46,305 pa)

## RATES

£26.00 psft (£17,836 pa)

## SERVICE CHARGE

£15.00 psft (£10,290 pa)

## TOTAL OUTGOINGS

£108.50 (£74,431 psf)

## EPC PERFORMANCE

Rating D

## FIBRE PROVISION

Community fibre

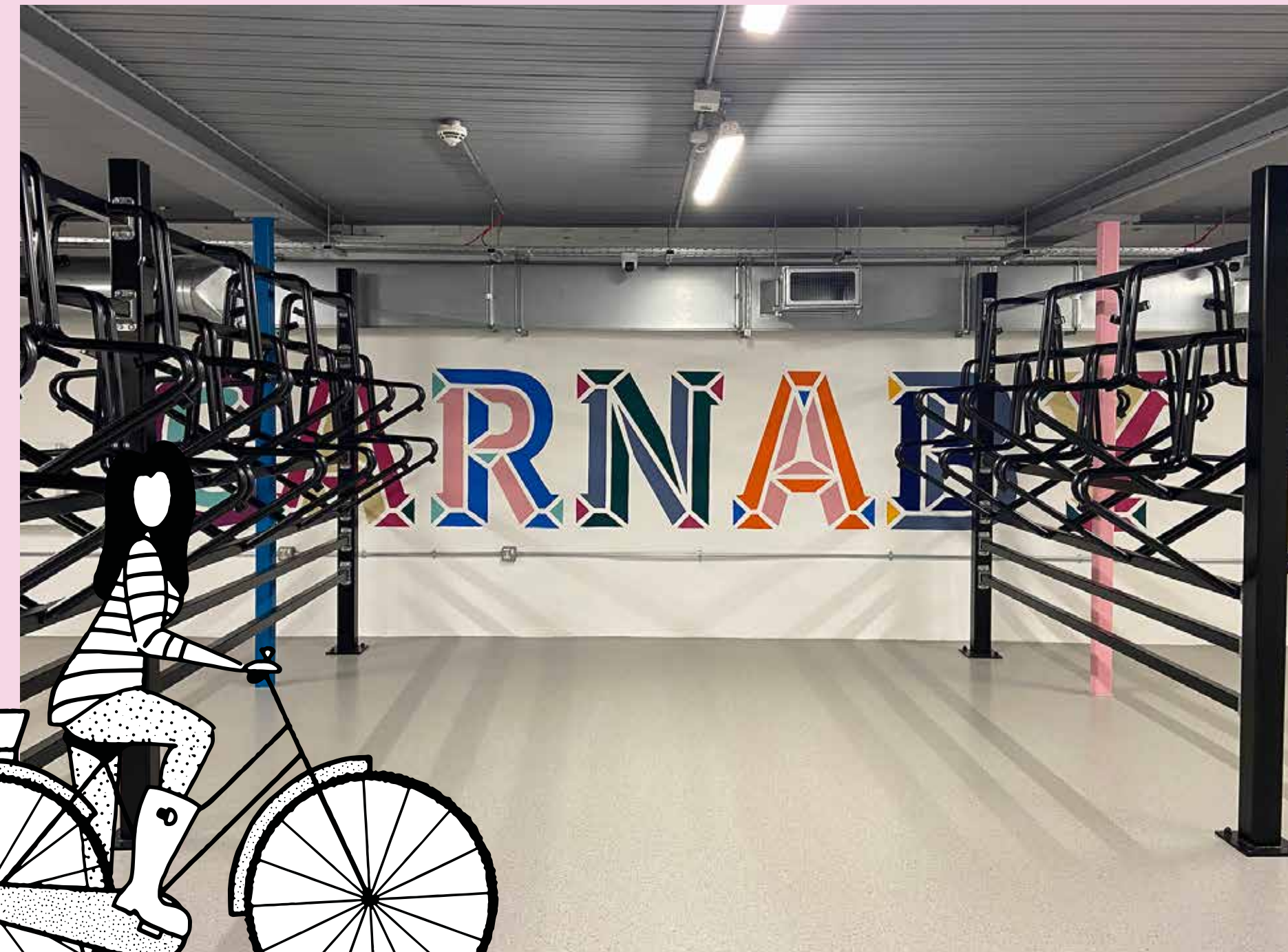
## LOCATION

Situated on the eastern side of Kingly Street, adjacent to the world famous Carnaby Street, a name synonymous with fashion and innovation, this vibrant area is well served by a vast array of shops, restaurants and bars. The property benefits from excellent public transport connectivity, with Oxford Circus, Piccadilly Circus, Tottenham Court Road (Crossrail) underground stations all within a short walk away.

## CYCLE STORE

As an occupier of 16 Kingly 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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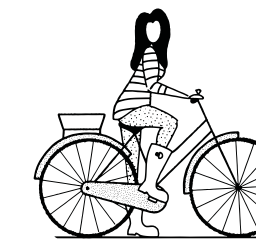
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## Shaftesbury

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