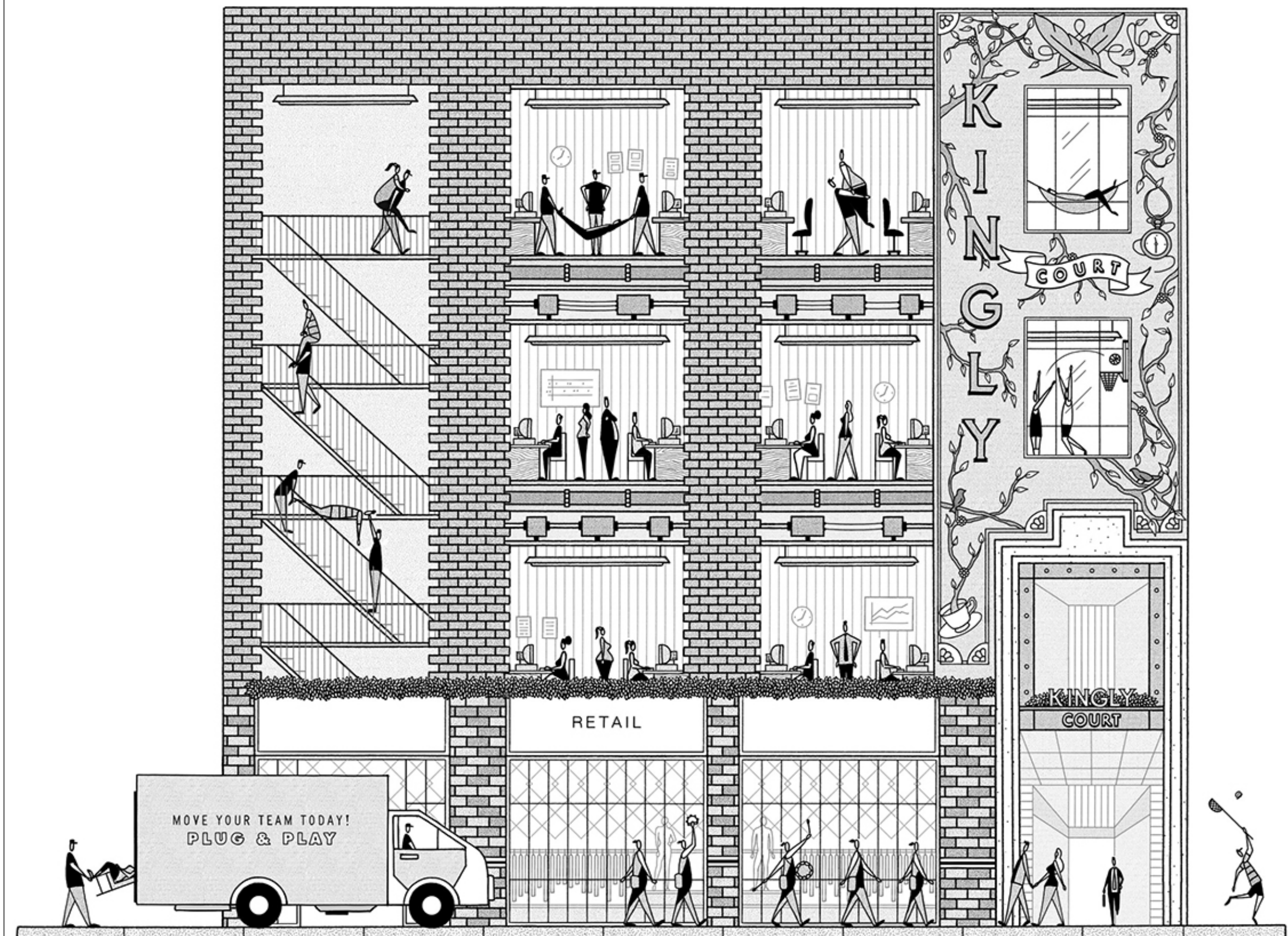


Fourth-floor office space in the heady heart of vibrant Soho

SILVER HOUSE 31-35 BEAK STREET



Indicative Image of Assemble fit out

@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY

CARNABY

OFFICE



THE SPACE

A spacious fourth floor office within a beautifully refurbished building that offers a generously proportioned staircase with lift.

Highlights of the floor include two formal meeting rooms and a kitchenette alongside break out areas and open plan desking.



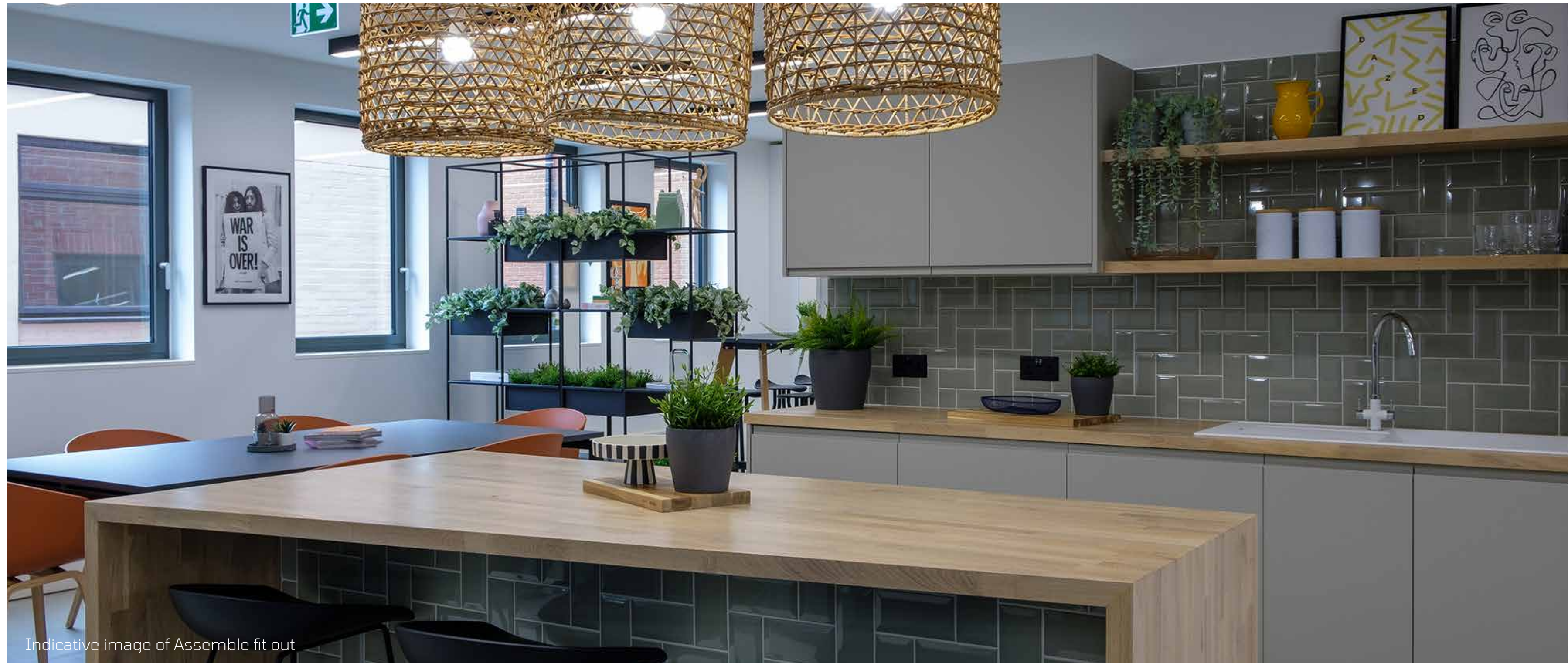
Indicative image of Assemble fit out

SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Fourth	1,492	139
TOTAL	1,492	139

SPECIFICATION

- Wooden floors
- LED lights
- 2 meeting rooms
- Collaboration/breakout space
- Fully fitted
- Kitchenette
- Arrival area
- Good natural light
- Air conditioning
- Passenger lift
- Fibre connectivity



Indicative image of Assemble fit out



Indicative image of Assemble fit out

A modern office lounge area featuring a green sofa with patterned cushions, a black coffee table with a glass and magazines, a rattan rocking chair with a cushion, and a wooden reception desk. The background shows glass-walled offices and a ceiling with recessed lighting.

ASSEMBLE FIT OUT

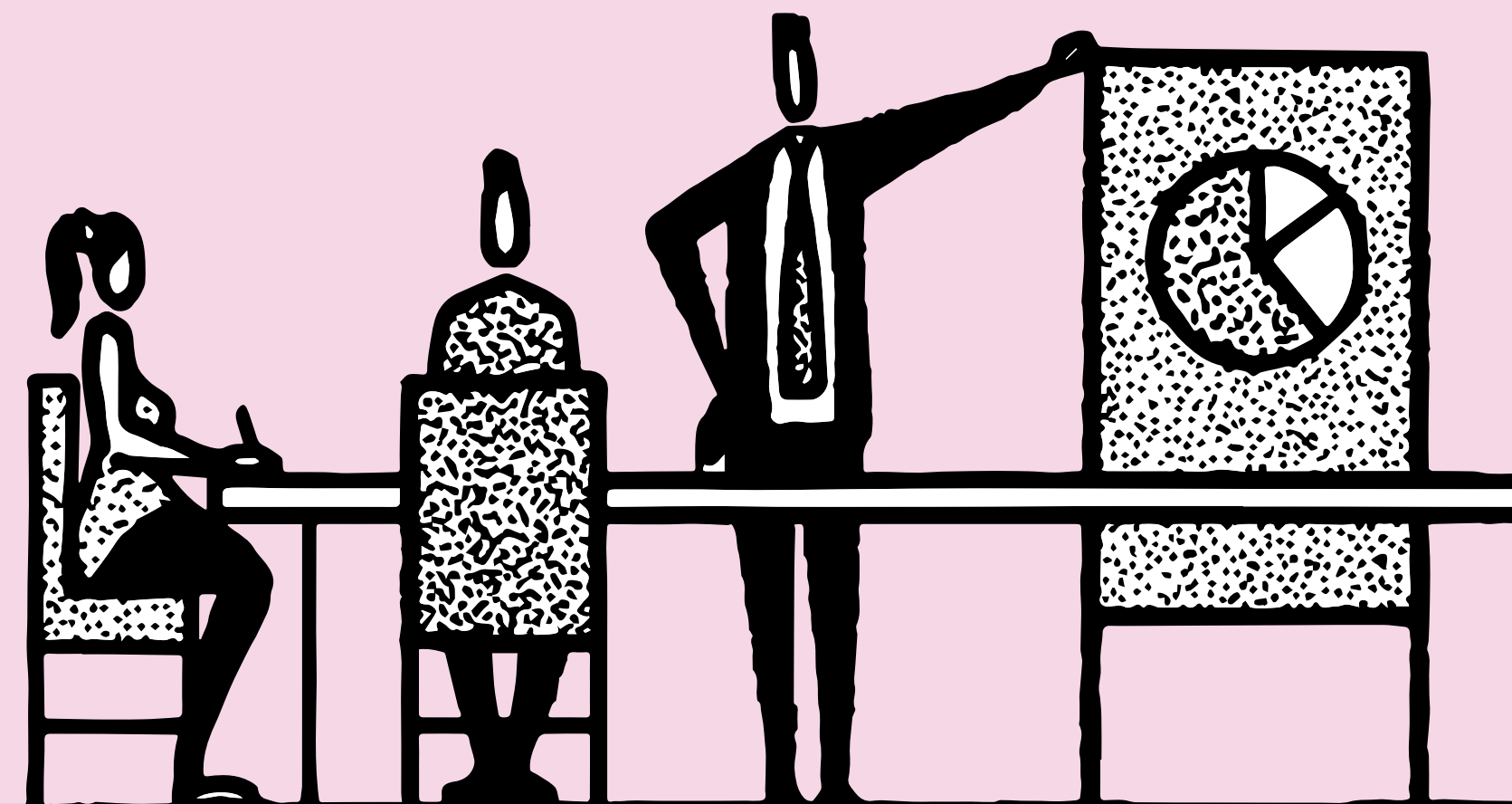
Indicative image of Assemble fit out

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.

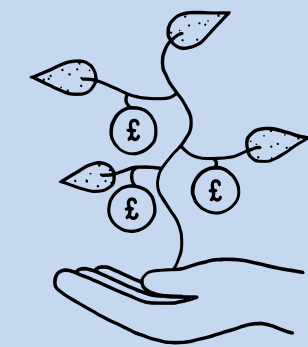
Move in, plug in and go!



No upfront capital expenditure



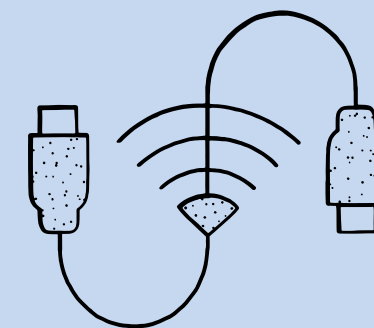
Quick delivery & hassle free



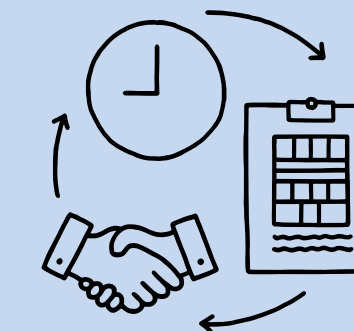
Scale up within the Estate
as your business grows



Private space with
your own front door



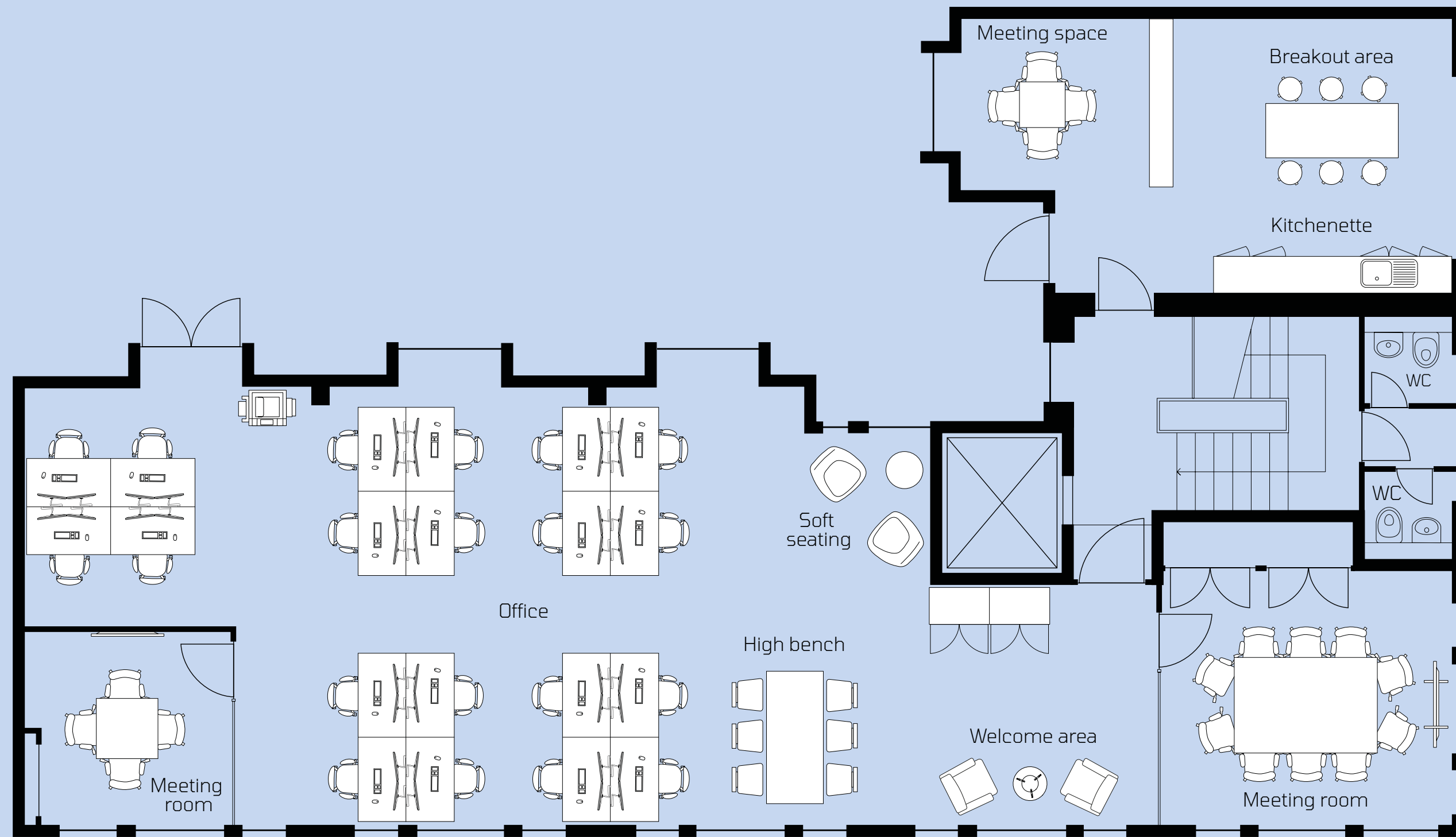
Fully cabled with fast internet



Short form & flexible leases

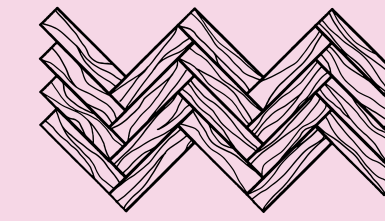
READY-TO-GO

FOURTH FLOOR - 1,492 SQ. FT

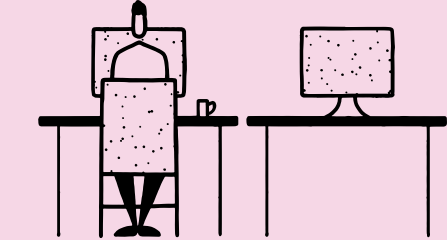


BEAK STREET

HIGHLIGHTS OF ASSEMBLE FIT OUT AT 31-35 BEAK STREET



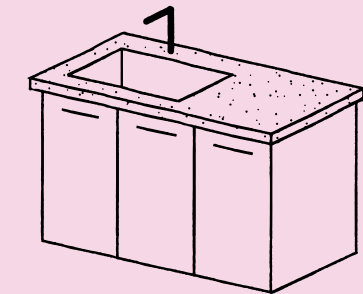
High quality fit out designed by Thirdway



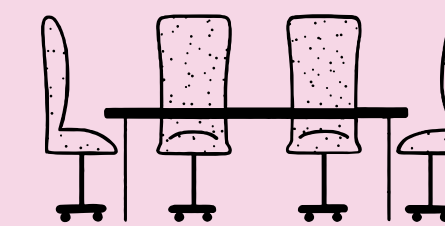
20 desks and 6 hot desks



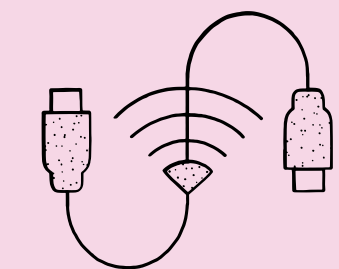
Client arrival space



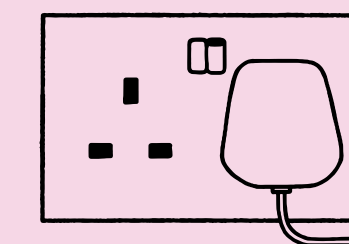
Kitchenette



Two meeting rooms



Internet ready



Fully cabled



Breakout space



Indicative image of Assemble fit out



LOCATION

Overlooking the legendary Carnaby Street, 31-35 Beak Street has all the kudos and vibrancy of its famous neighbour. For shopping, dining, socialising, and café culture, you're right in the buzz of Soho's magical maze and a swift stride to the ritzy parade of Regent Street. For nearby eats, Kingly Court is a favourite foodie haunt. For moments of calm and contemplation, a few steps will take you to the green oasis of Golden Square. And for journeys further afield, you're a mere few minutes from Tottenham Court Road, Oxford Circus and the Elizabeth Line.

TERMS

New lease direct from the Landlord

RENT

£115,630 pa (£77.50 psf)

RATES*

£33,719 pa (£22.60 psf)

SERVICE CHARGE*

£15,368 pa (£10.30 psf)

TOTAL OUTGOINGS

£164,717 pa (£110.40 psf)

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

BT

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 31-35 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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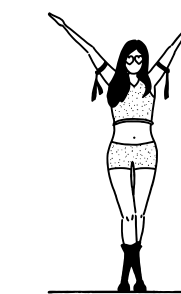
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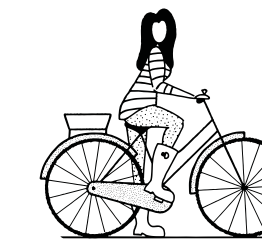
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