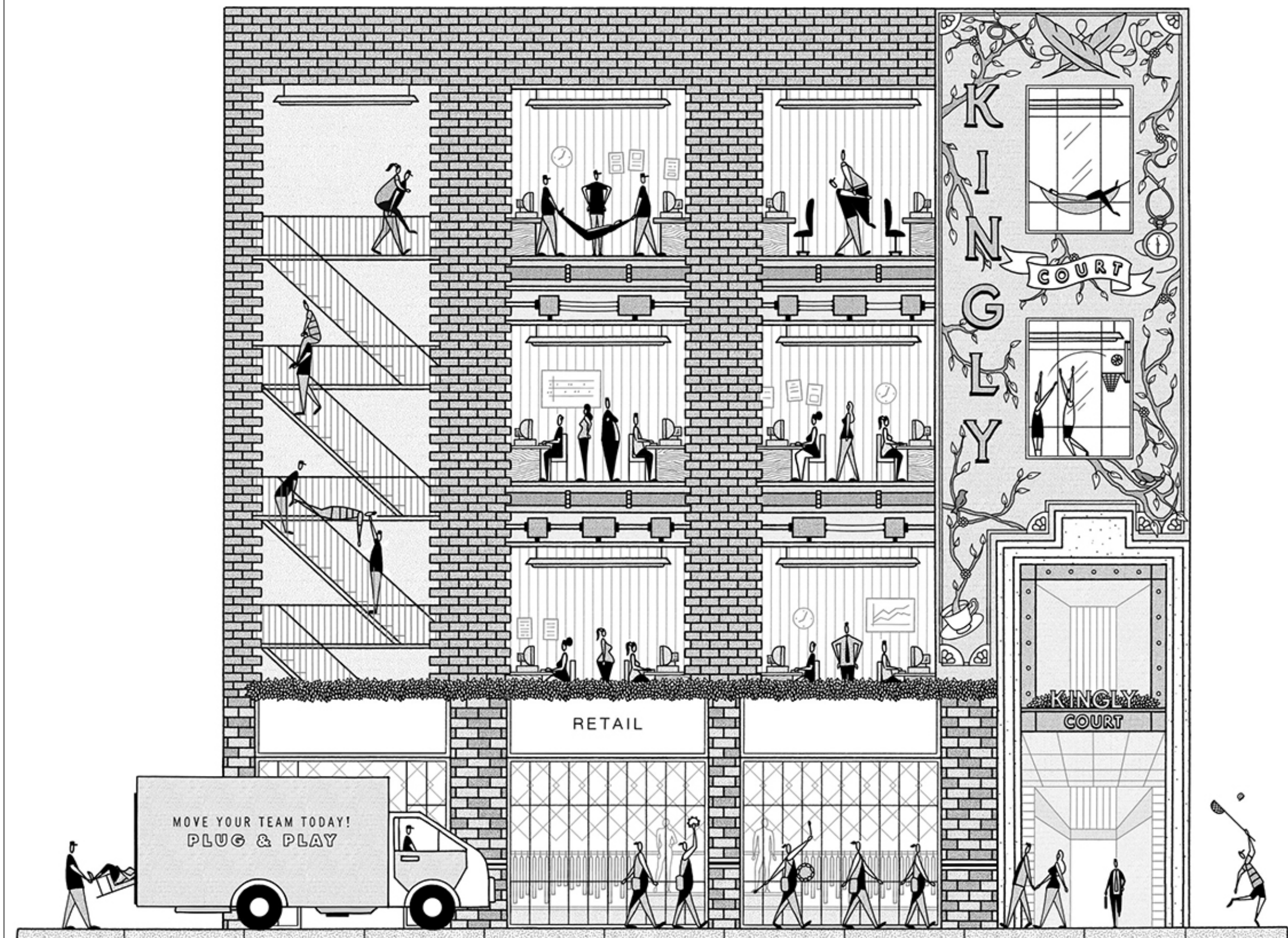


Contemporary first-floor office space in the heart of Carnaby
– ready to move in

6 KINGLY STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY

CARNABY

OFFICE



THE SPACE

Discover a smart first-floor office space on vibrant Kingly Street, featuring high ceilings and large windows offering excellent natural light.

The contemporary fit-out includes 12 desks, 2 meeting rooms, a comfortable lounge area, LED lighting and air conditioning.



SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
First	1,070	99
TOTAL	1,070	99





ASSEMBLE FIT OUT

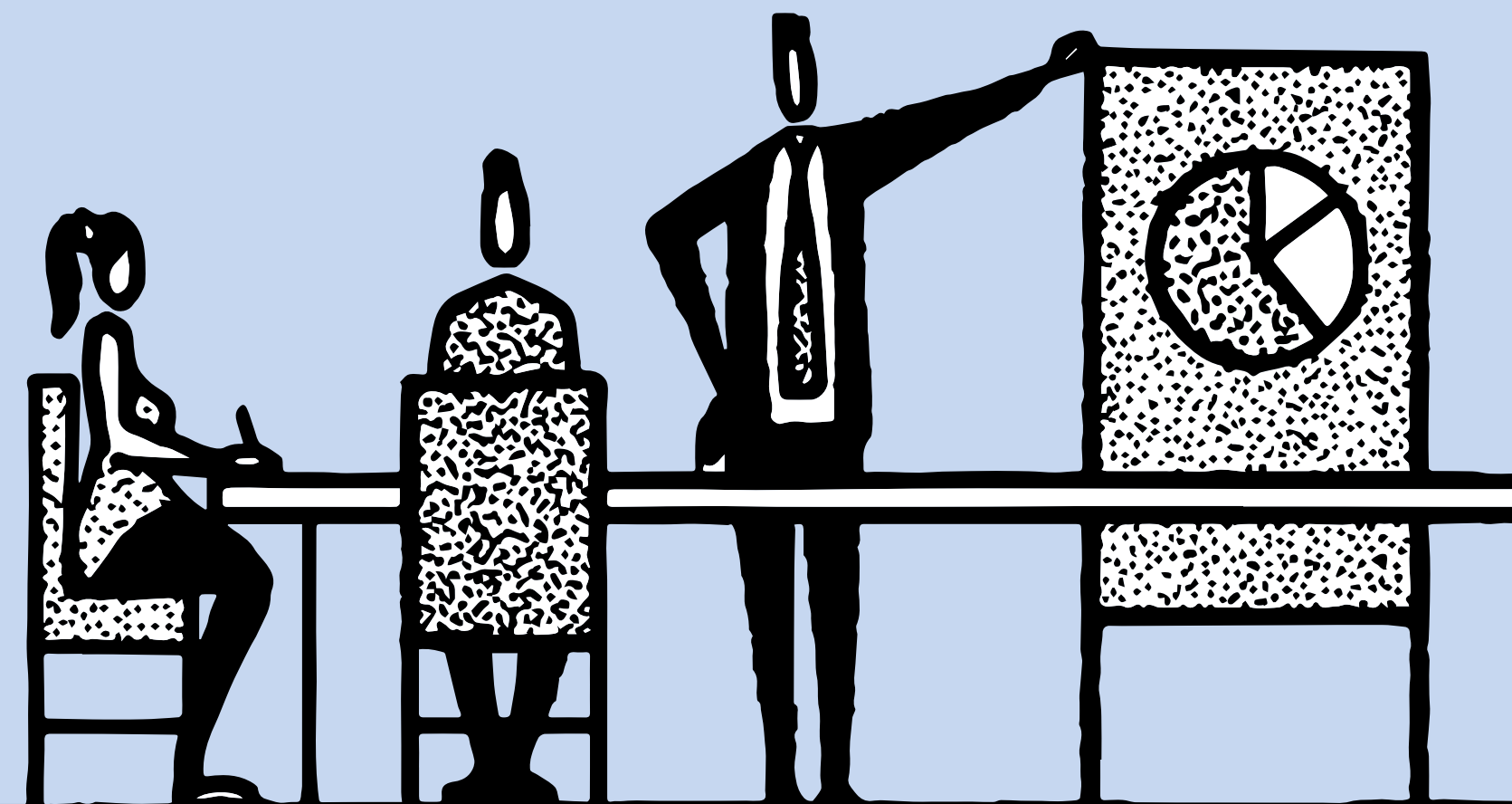
Indicative image of Assemble fit out

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.

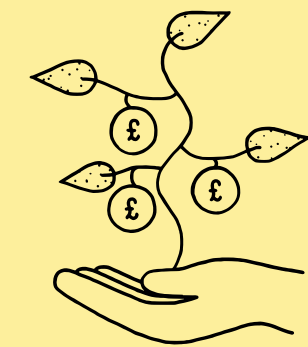
Move in, plug in and go!



No upfront capital expenditure



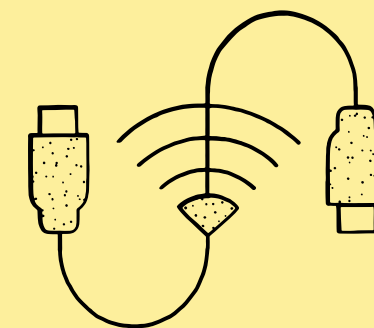
Quick delivery & hassle free



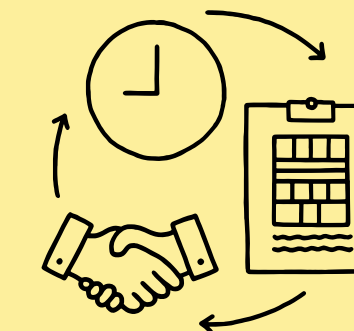
Scale up within the Estate
as your business grows



Private space with
your own front door



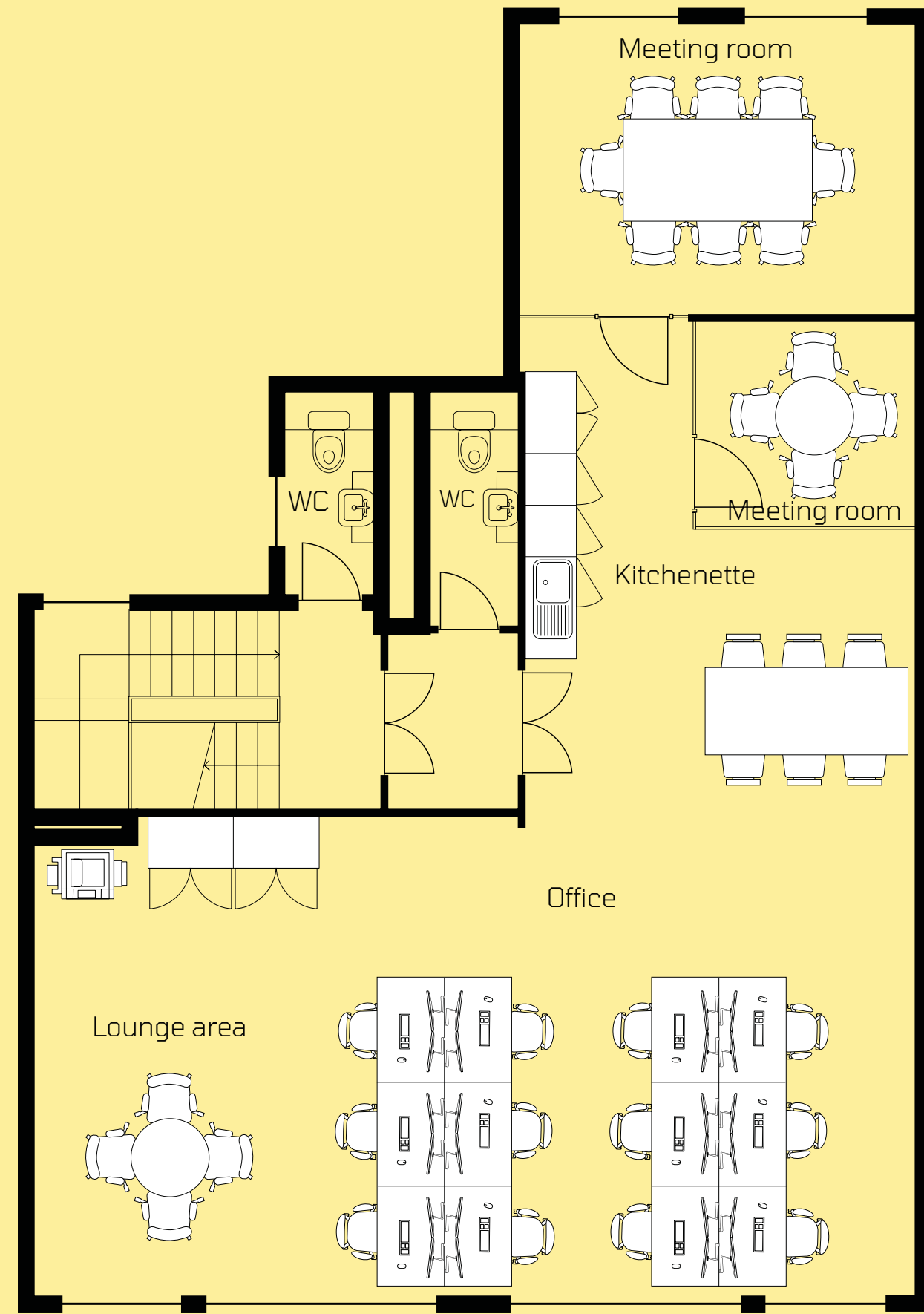
Fully cabled with fast internet



Short form & flexible leases

READY-TO-GO

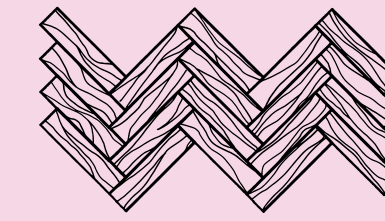
INDICATIVE FIRST FLOOR - 1,070 SQ. FT | ASSEMBLE FIT OUT LAYOUT



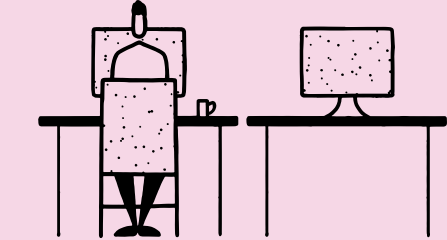
KINGLY STREET



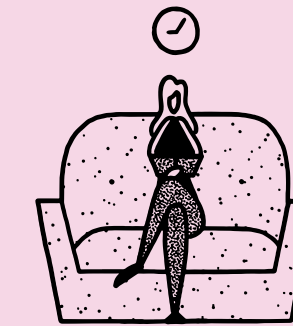
HIGHLIGHTS OF ASSEMBLE FIT OUT AT 6 KINGLY STREET



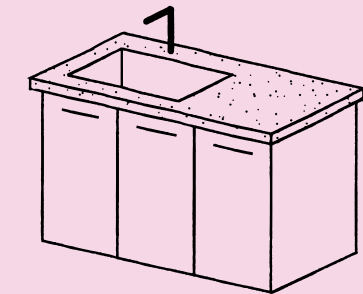
Good quality fit out



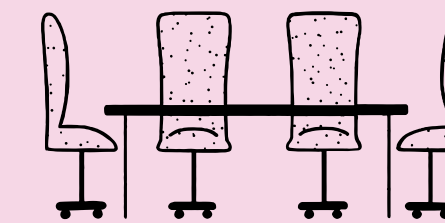
12 desks and
6 hot desks



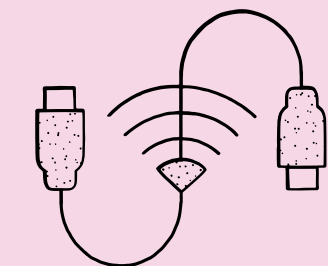
Lounge area



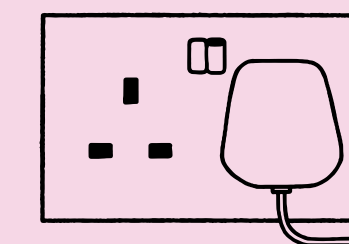
Kitchenette



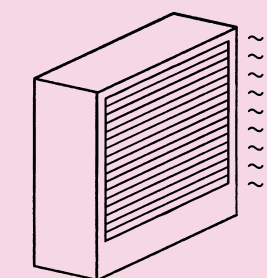
Two meeting rooms



Internet ready



Fully cabled



Air conditioning



LOCATION

Kingly Street is the quieter little sister of swinging Carnaby Street next door. You get all the lifestyle and location benefits, with less of the hustle, making it one of the choicest spots for an office in the heart of central London.

You're in close range of some of the capital's best shopping, dining, socialising, and café culture. For local eats, Kingly Court is certain to become a favourite foodie haunt. For adventures further afield, you're just a short walk to Oxford Circus, Tottenham Court Road and the Elizabeth Line.

TERMS

New lease direct from the Landlord

RENT

£85,065 pa (£79.50 psf)

RATES*

£29,325 pa (£27.41 psf)

SERVICE CHARGE*

£15,730 pa (£14.70 psf)

TOTAL OUTGOINGS

£130,120 pa (£121.61 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 6 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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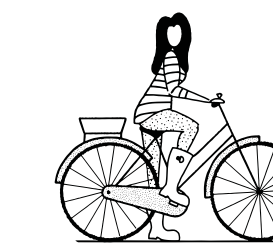
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Shaftesbury

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