

THE
NEW
WARD
ROOM

YOUR.SPACE



14 FLORAL STREET



YOUR PART OF SOMETHING SPACE

Choose your ideal office space

With over 380 offices, across the most recognised and vibrant areas of London's West End, you can choose the space that's ideal for your business.

From whole buildings to house your entire business, to small, boutique spaces for start-ups or solopreneurs, be it a blank canvas or hassle-free, fully fitted space, we offer a wide range of versatile and bespoke spaces in unbeatable central London locations.

Whether it's in Soho, Chinatown, or Covent Garden, you'll always have access to all the services and support you need. And, as your business grows, our flexible portfolio means you'll always have another ideal workspace to grow into.

YOUR.SPACE

YOUR CONTEMPORARY SPACE



A bright and thoughtfully designed fourth-floor office, this newly refurbished Covent Garden gem has fantastic natural flow and boasts tailored working areas throughout. Offering 2,525 sq ft of fully fitted work space, the main office can hold up to 30 desks, while the two meeting rooms can fit eight and four people. The demised terrace also offers great outdoor access, with views over the area's attractive buildings.

Add to that new timber flooring and carpet, an inviting kitchenette, plush social breakout areas, a new M&E system, and large floor to ceiling windows, and this high-spec, light-filled office fits the bill all round.



YOUR SPECIFICATION



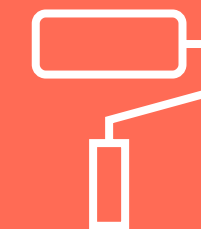
Prime Covent Garden Location



4 Pipe Fan Coil Air Conditioning



Newly Fully Fitted Cat A+



Newly Refurbished Reception



Demised WCs And Shower



Demised Terrace



Fibre Ready



24hr Security And Cleaning



Part Of Shaftesbury Capital Real Estate Investment Trust

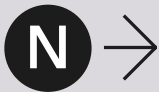
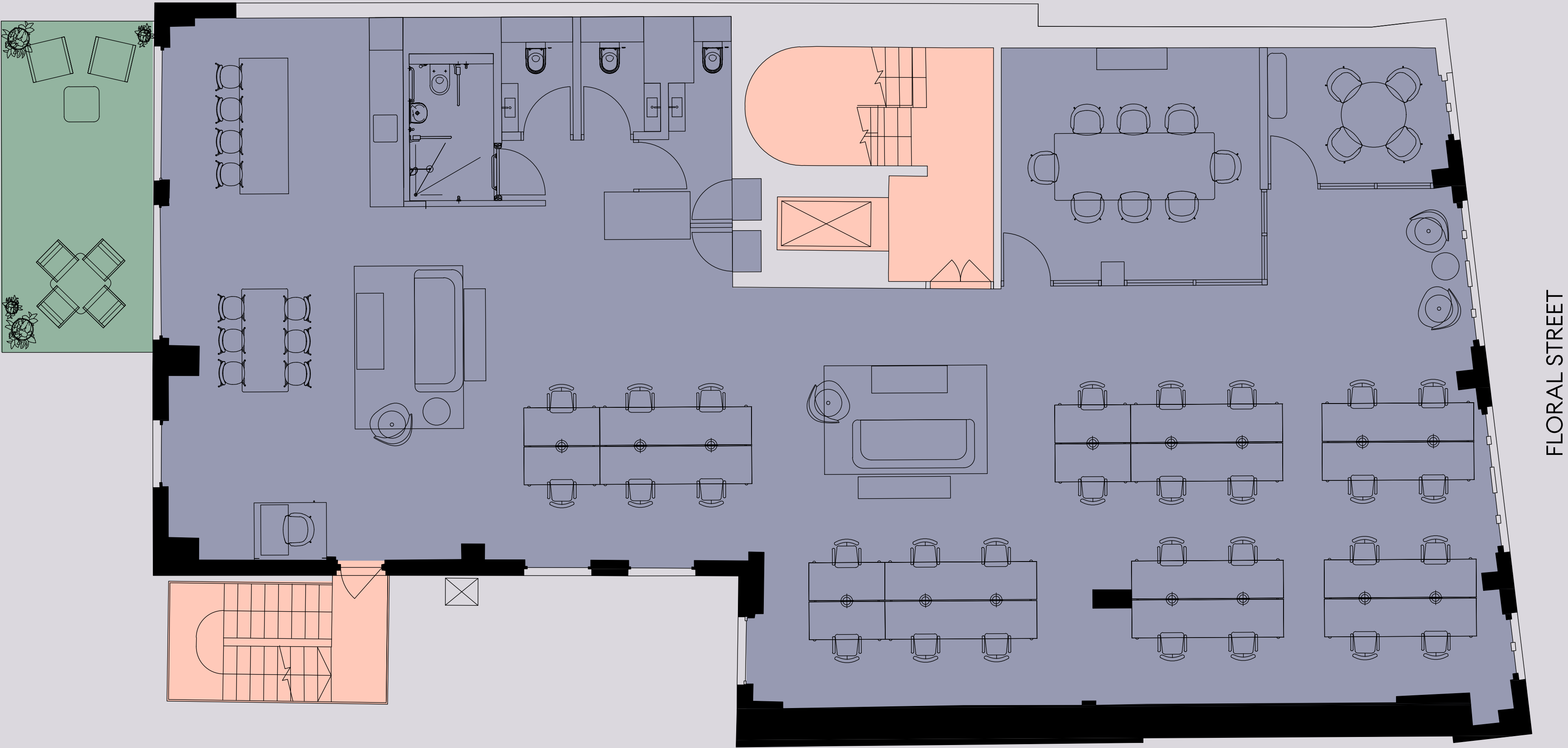
YOUR SPACE

FOURTH FLOOR

Office: 2,525 sq ft

Accommodation Specification

- 30 Desks
- 8 Person Meeting Room
- 4 Person Meeting Room
- 1 Phone Booth
- Soft Seating Areas
- Kitchenette



- Office
- Communal area
- Terrace



Monmouth Street



Gaucha



06
King Street



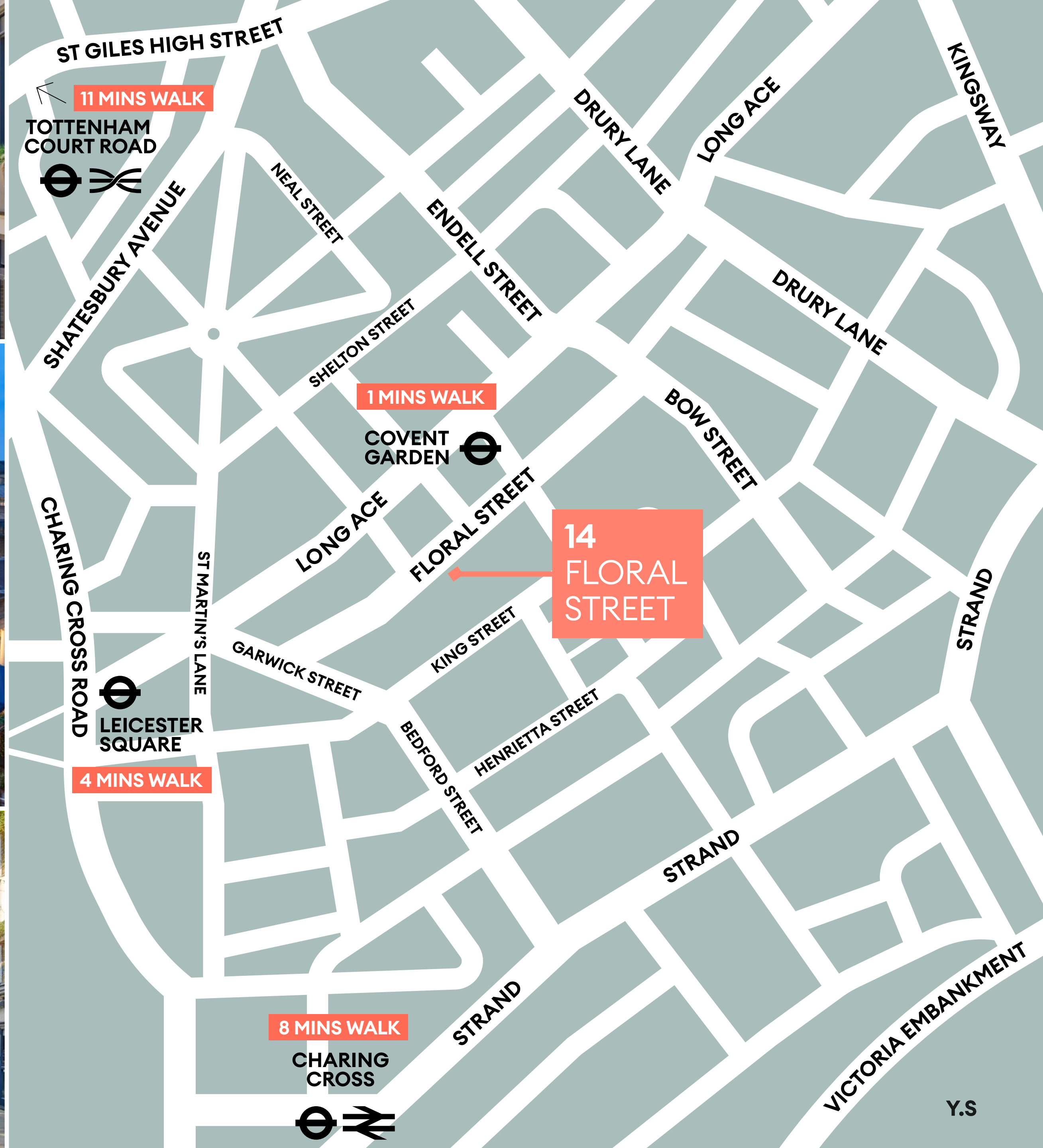
Floral Street



Covent Garden Piazza



Neal's Yard



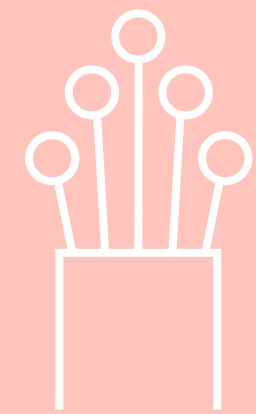
YOUR ALL THE PERKS SPACE



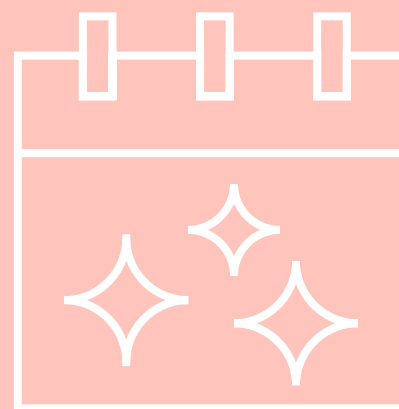
High standard of Estate Management from an on-site property management team



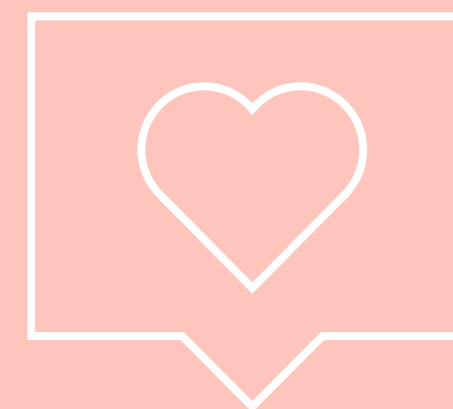
24-hour estate-wide security and cleaning services



Fast, simple connectivity via pre-agreed wayleaves



Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations



I Love Covent Garden scheme for discounts and perks at participating retailers and restaurants

YOUR MAKE A DIFFERENCE SPACE

We care
about our
community.

We continue to **partner with community organisations** to tackle the issues that are most important to our local communities in particular supporting local employment.

We **provide funding to our local partners** in The Arts such as The Donmar Warehouse.

We boost **biodiversity and provide habitats across the portfolio** - our dedicated team of gardeners keep our green spaces thriving all year round.

We take a **retrofit first approach minimising environmental impact.**

Shaftesbury Capital are **committed to Net Zero Carbon by 2040.**



YOUR 1,2,3, BREATHE SPACE



Take a breather from your desk and benefit from the improved air quality in the Estate's safe, clean pedestrianised streets.

Enjoy a moment of quiet in one of the neighbourhoods many green spaces.

Fit in a lunchtime workout at one of the gyms in our neighbourhoods; Peloton, DigMe, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Chalk.

 PELOTON

DIGME

SOULCYCLE

BARRY'S

THIRD
SPACE

EVERYONE
URBAN SPA & WELLNESS
MARSHALL ST

 Jubilee Hall

 Nuffield
Health

CHALK^{WI}

Focus on Wellness

14 FLORAL STREET

RENT

£105 per sq ft

RATES

£43.04 per sq ft

SERVICE CHARGE

£13.10 per sq ft

TOTAL OUTGOINGS

£161 per sq ft

INSURANCE

£1,705.13 p.a.

EPC

B

FIBRE

G Network

RX

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YOUR COVENT GARDEN
YOUR SOHO
YOUR CHINATOWN

YOUR.SPACE



SHAFTESBURY
CAPITAL

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