



13A MACCLESFIELD 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 CHANCE TO DISCOVER SPACE

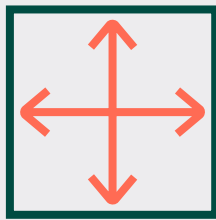
Situated at the gateway between Chinatown and Soho, these intimate upper floors offer newly refurbished, fully fitted workspace from 391 to 440 sq ft.

Each floor enjoys a prime corner aspect and is flooded with natural light from large sash windows. Timber flooring and elegant soft furnishings create a refined and inviting atmosphere, ideal for an exclusive small business or dynamic start-up.

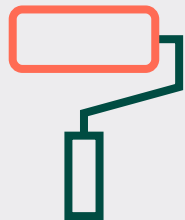
Designed for practicality and comfort, the spaces feature comfort cooling systems, dimmable LED lighting and either a kitchenette or tea point with built in fridges.



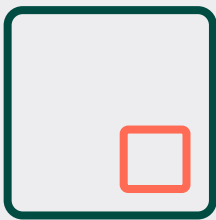
YOUR SPECIFICATION



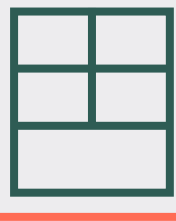
391 - 440 Sq Ft of Fitted Space



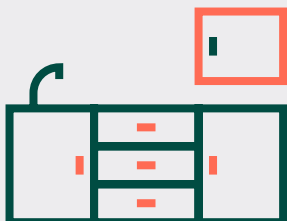
Newly Refurbished



Corner Aspect



Large Sash Windows



Kitchenette and Tea Point



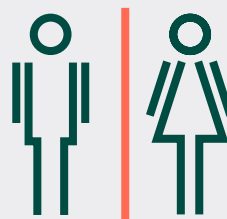
Timber Flooring



Comfort Cooling



Dimmable LED Lighting



Common Part WCs





AVAILABILITY

391 - 440 SQ FT
OF OUTSTANDING
OFFICE SPACE

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Third	440	40.9
Second	391	36.3
TOTAL	831	77.2

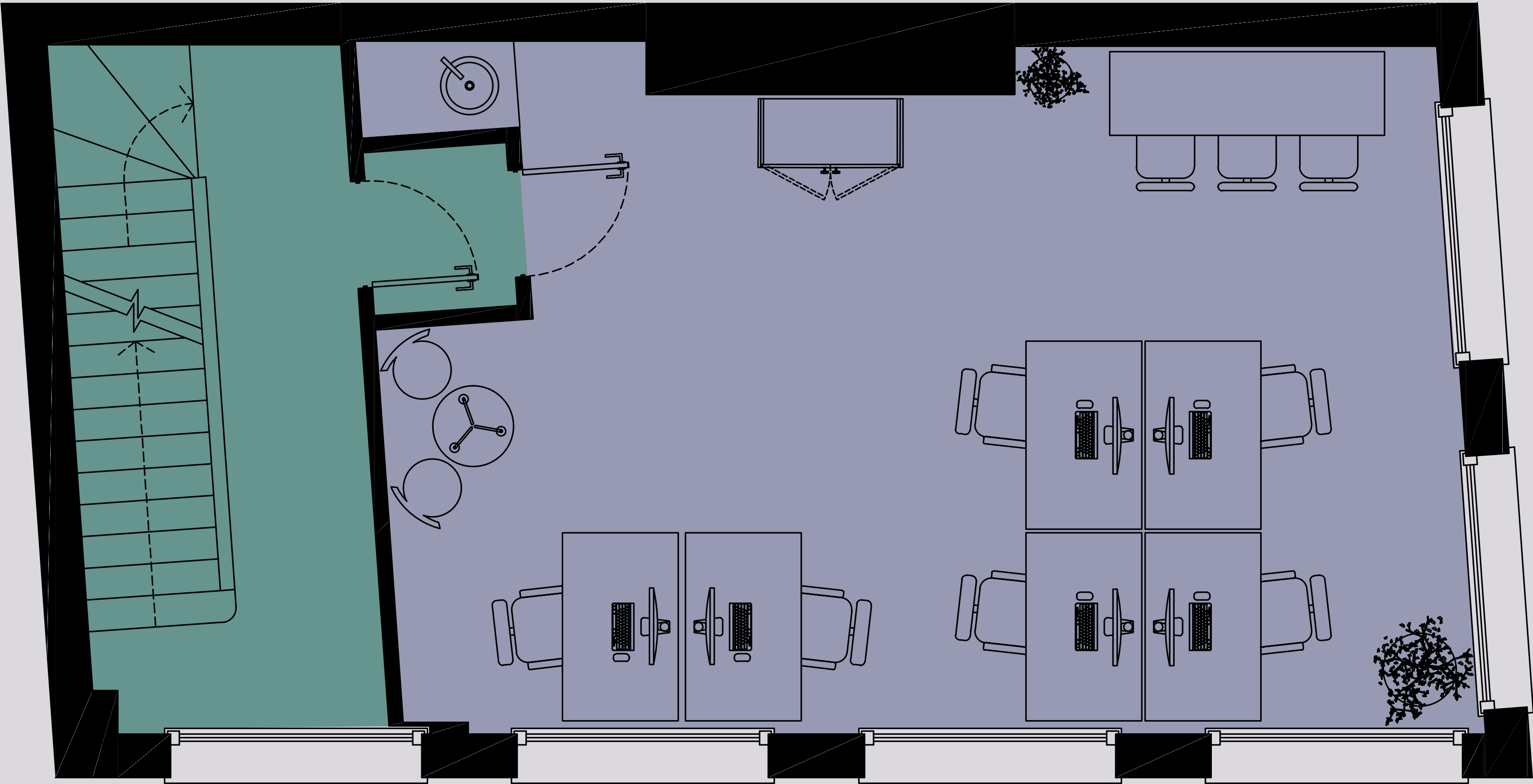
YOUR SPACE

SECOND FLOOR

Office: 391 sq ft

Accommodation Specification

- 6 workstations
- Tech bar and 3 stools
- Tea point
- Collaboration area
- Breakout area



MACCLESFIELD STREET

- Office
- Communal area

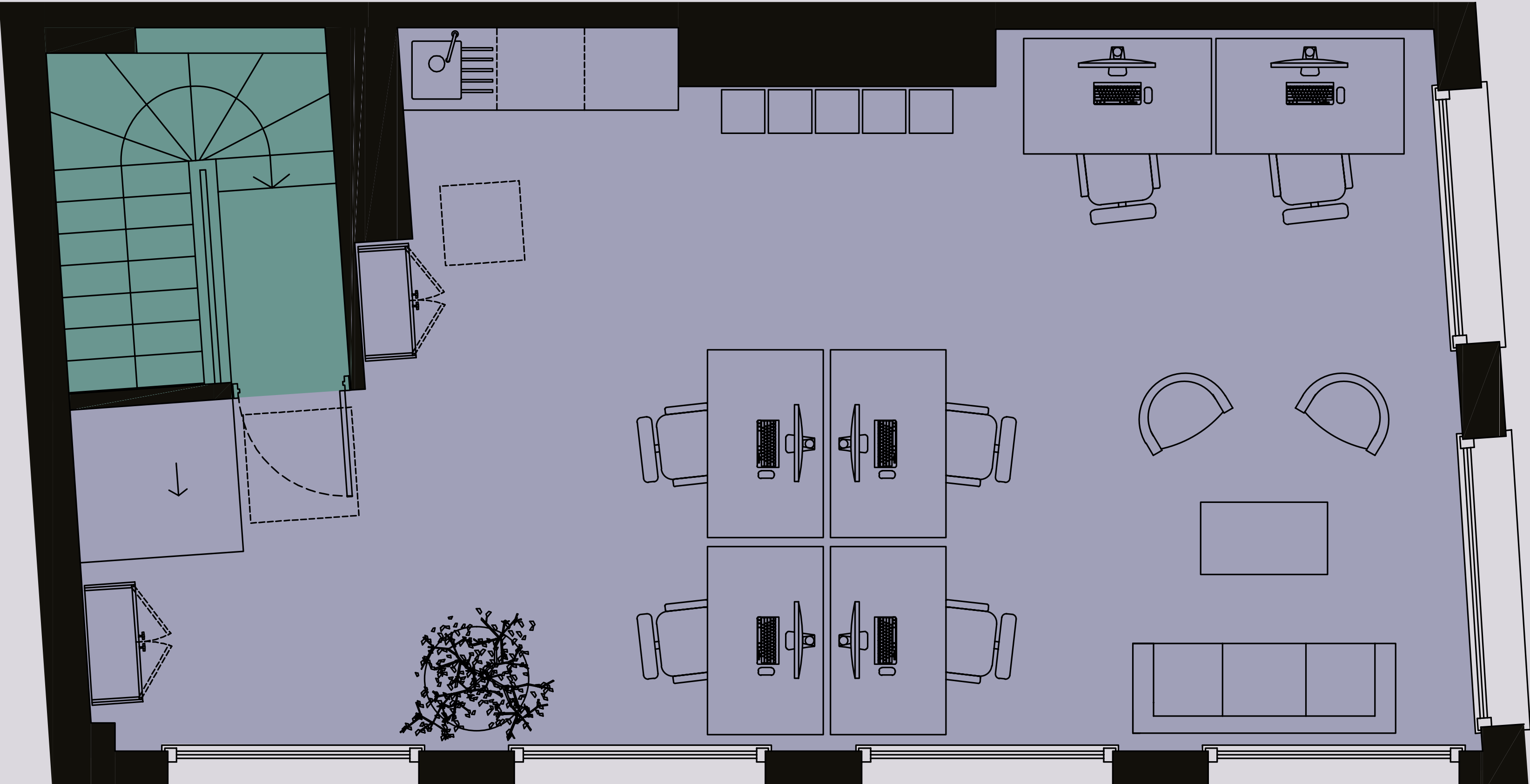
YOUR SPACE

THIRD FLOOR

Office: 440 sq ft

Accommodation Specification

- 6 workstations
- Breakout area
- Tea point



MACCLESFIELD STREET

- Office
- Communal area



De Hems



Bun House



Chinatown



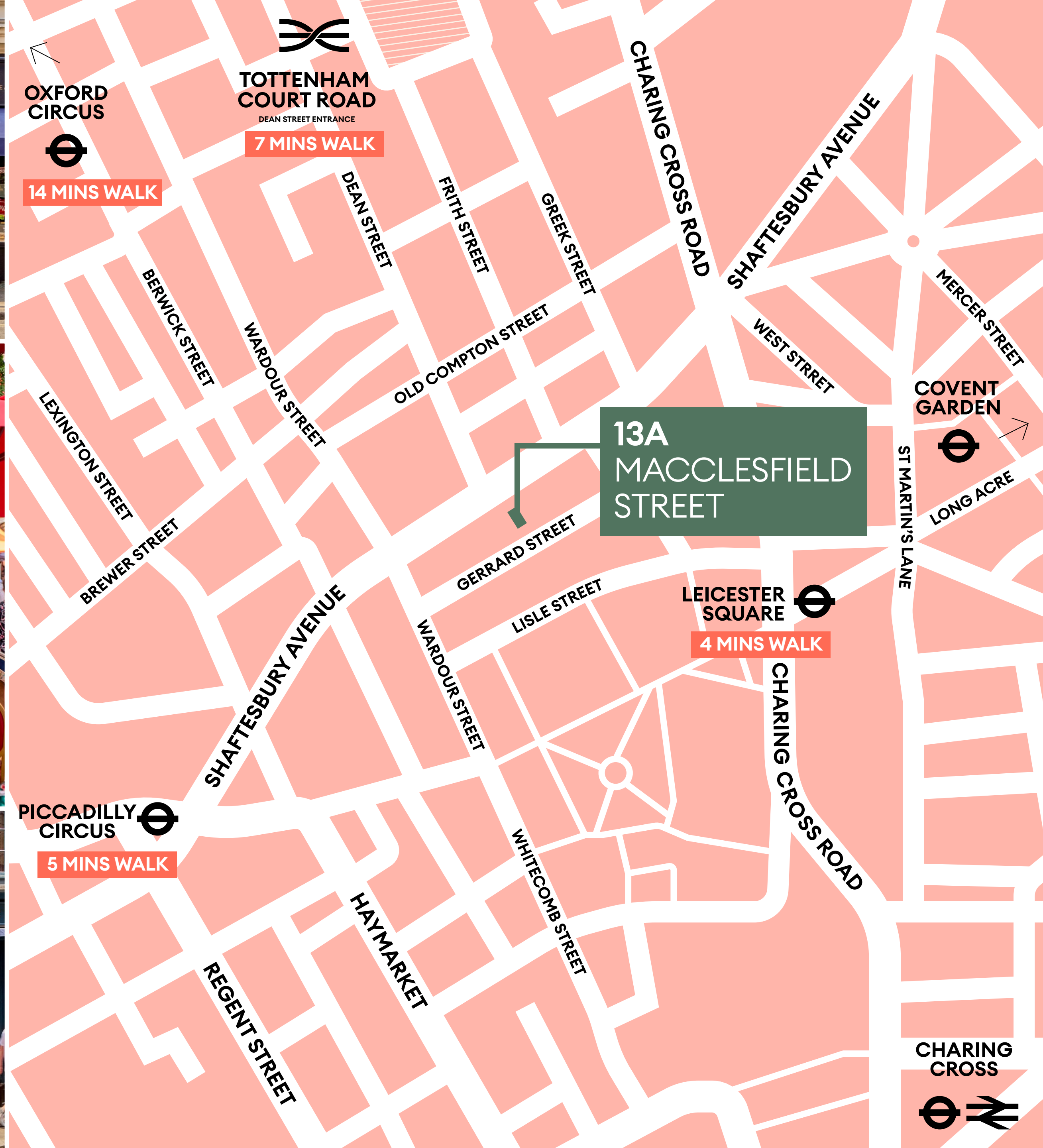
Rasa Sayang



Chinatown



Speedboat Bar



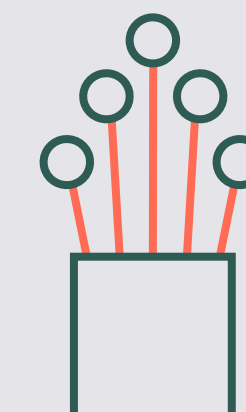
YOUR ALL THE PERKS SPACE



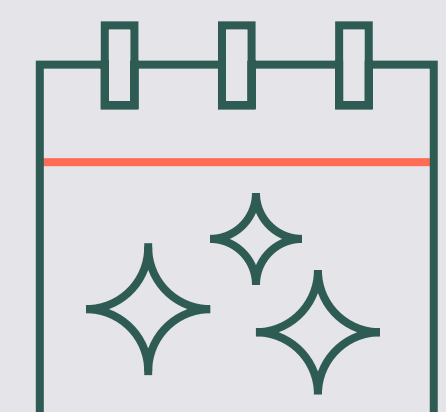
High standard of Estate
Management from
an on-site property
management team



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

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 the arts**, such as the IRIS Theatre Company and Royal Opera House.

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, Topnotch, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Fitness First.



Focus on Wellness

13A MACCLESFIELD STREET

RENT

2nd Floor - £25,000 per annum
3rd Floor - £28,500 per annum

TOTAL OUTGOINGS

2nd Floor -£39,829 per annum /
£101.22 pcm
3rd Floor - £44,539 per annum /
£101.86 pcm

BUSINESS RATES PAYABLE (ESTIMATED)

2nd Floor -£8,982.00 per annum
3rd Floor - £9,605.75 per annum

EPC

B

SERVICE CHARGE

2nd Floor - £ 5,847.00 per annum
3rd Floor - £6,433.00 per annum

FIBRE

Covered under City Fibre Wayleave



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YOUR CHINATOWN
YOUR SOHO
YOUR COVENT GARDEN

YOUR.SPACE



SHAFTESBURY
CAPITAL

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