

YOUR.SPACE



72
SHAFTESBURY
AVENUE

YOUR PART OF SOMETHING SPACE

CARNABY | SOHO

CHINATOWN

COVENT
GARDEN

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, Covent Garden, or Fitzrovia, 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 GUARANTEED TO PERFORM SPACE

Weaving through the centre of Soho and Chinatown, Shaftesbury Avenue is famed for its theatres, bars, and restaurants. And this second-floor office space, set within a Victorian townhouse, puts you right in the thick of it.

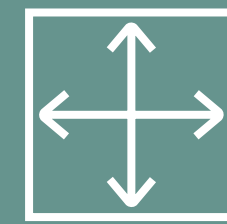
Boasting new timber flooring, a modern kitchenette and toilet, plus original character features such as period fireplaces and large sash windows, this 315 sq ft office space has it all.

72 Shaftesbury Avenue: where the action happens.





YOUR SPECIFICATION



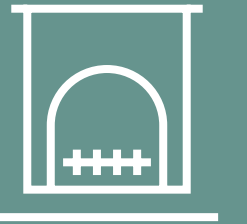
315 sq ft second-floor office space



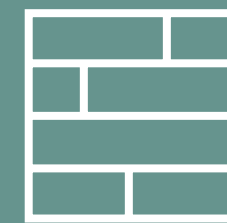
Fully Furnished



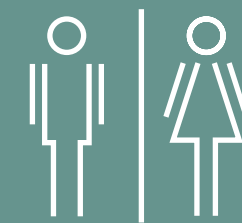
Large sash windows



Period fireplaces



Timber flooring



Modern WCs



Excellent natural light



LED Lighting



YOUR SPACE

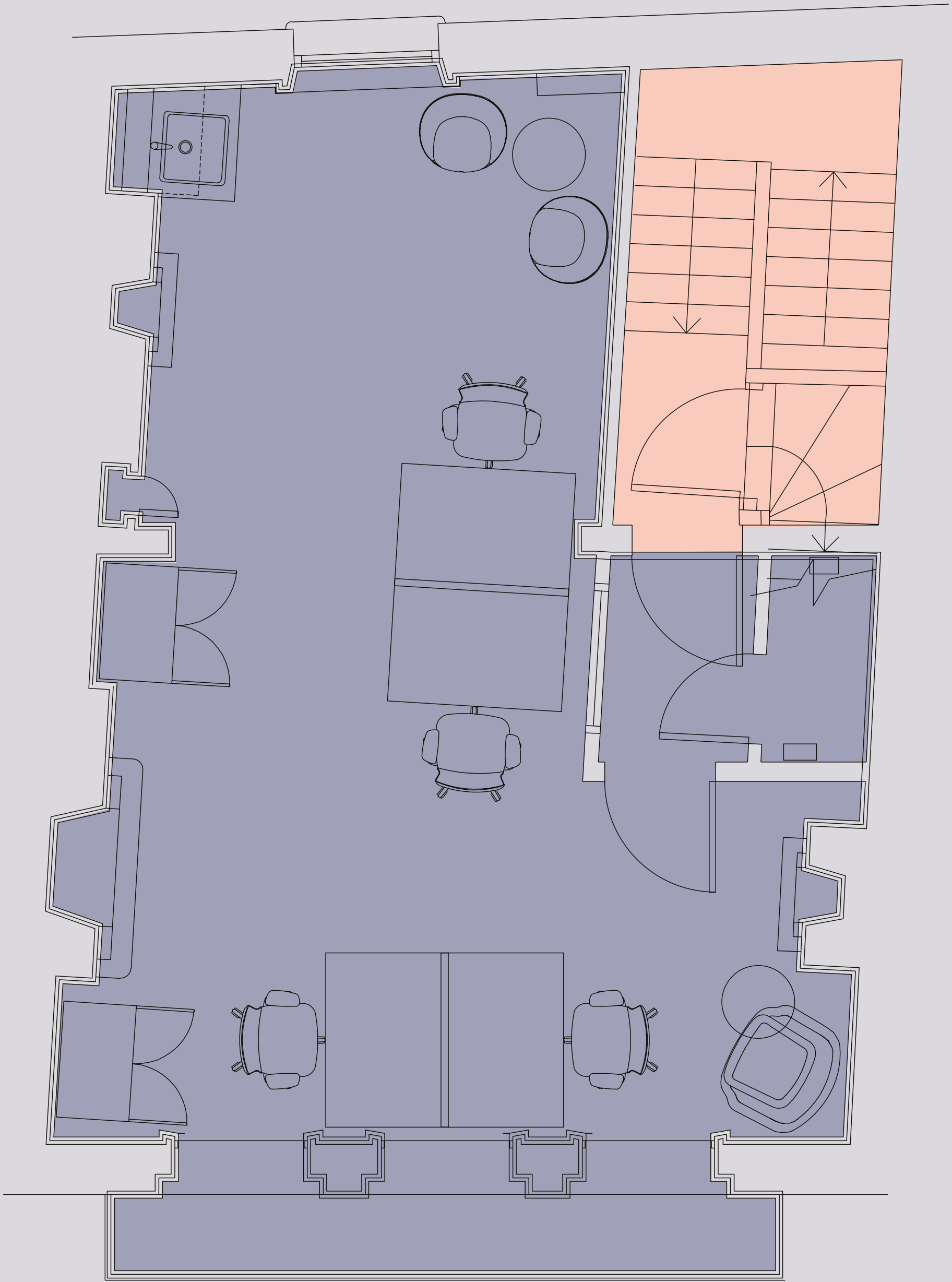
SECOND FLOOR

Office: 315 sq ft

Accommodation Specification

- 4 Fixed Work Positions
- Breakout
- Tea Point

- Office
- Communal area



SHAFTESBURY AVENUE



De Hems



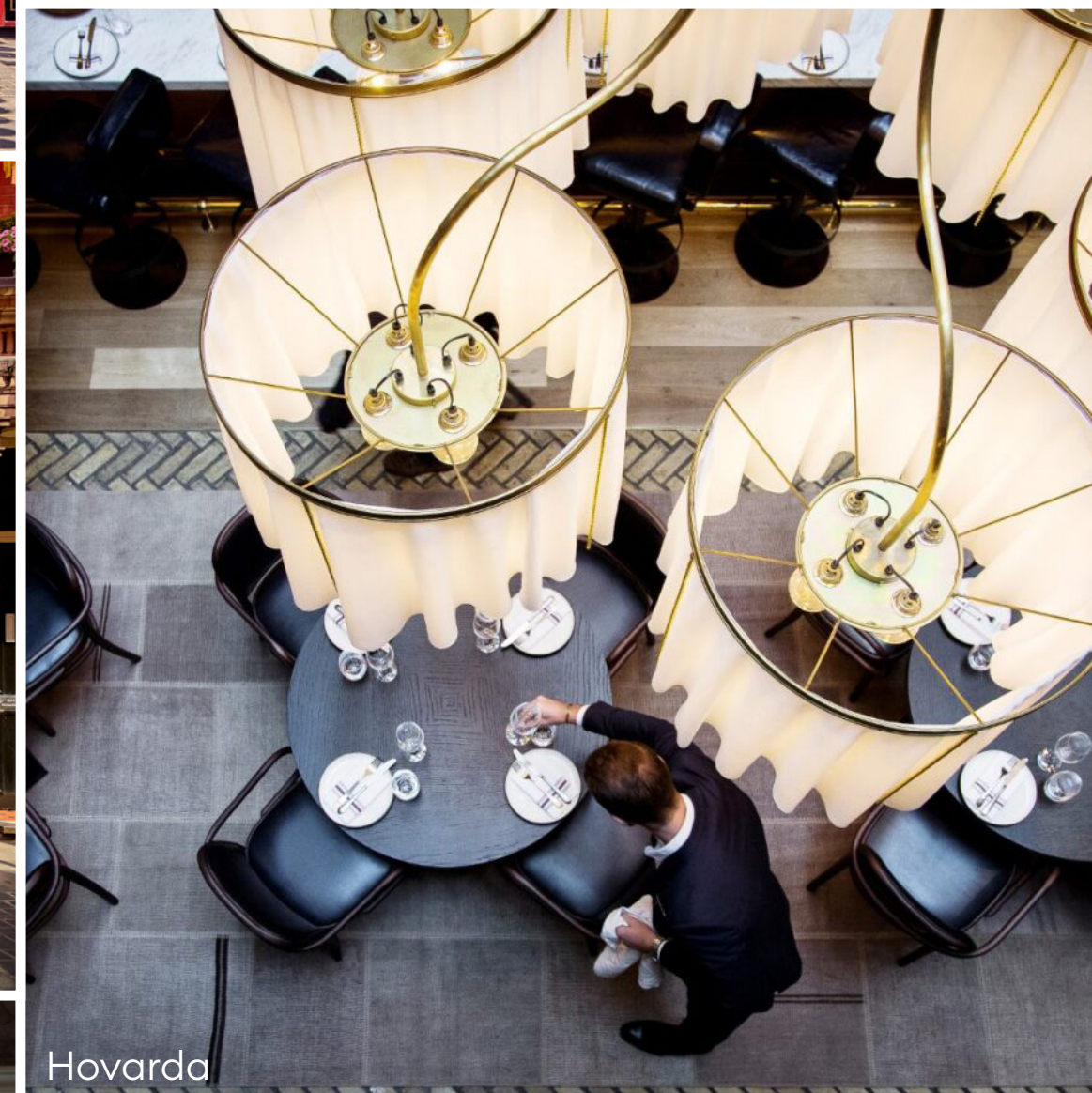
Bun House



Experimental Cocktail Club



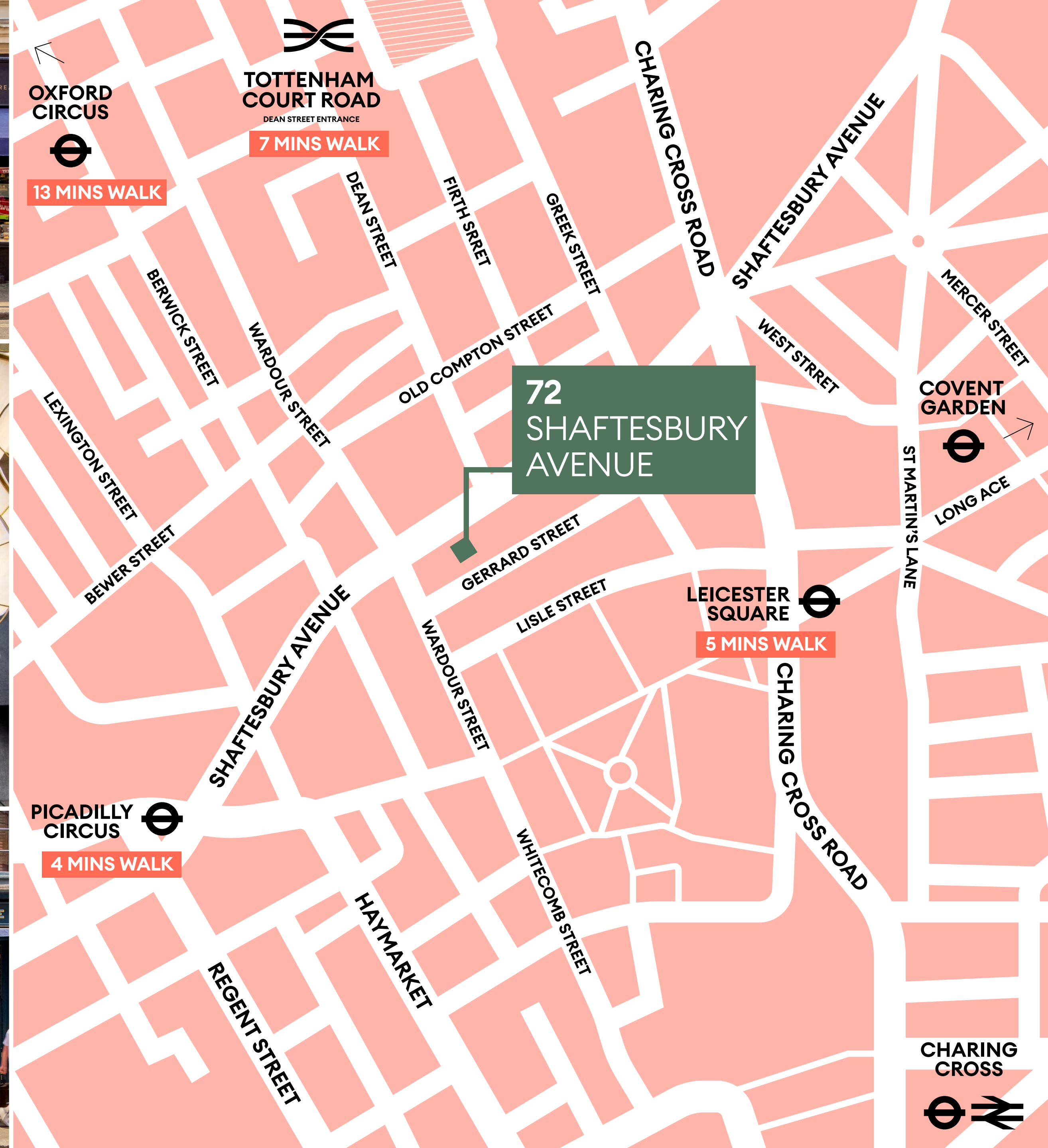
Rasa Sayang



Hovarda



Speedboat Bar



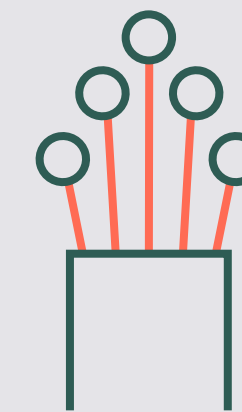
YOUR ALL THE PERKS SPACE



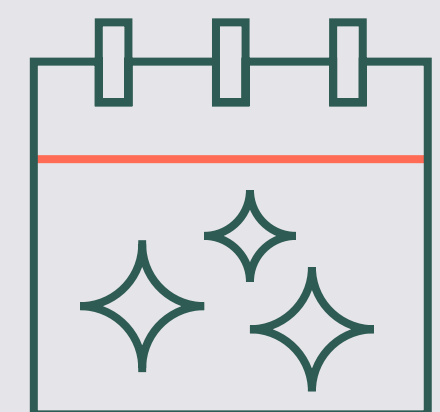
High standard of Estate
Management from
an on-site property
management team



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 the challenges faced by young and disadvantaged people.

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 2030.**

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.



D I G M E

SOULCYCLE

BARRY'S

THIRD
SPACE

EVERYONE
URBAN SPA & WELLNESS
MARSHALL ST



CHALK^{WI}

Focus on Wellness

72 SHAFTESBURY AVENUE

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YOUR SOHO
YOUR COVENT GARDEN

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TERMS

A new lease is available
direct from the landlord
on terms by arrangement.

RENT

£19,000 pax
£1,583 pcm

RATES

£6,986 pax
£582 pcm

SERVICE & ESTATE

CHARGE

£8,522 pax
£710 pcm

TOTAL OUTGOINGS

£34,508 pax
£2,876 pcm

EPC RATING

C

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Community Fibre

RX
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SHAFTESBURY
CAPITAL

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