

SOHO

ARCHER STREET STUDIOS

A MAGNET FOR CREATIVITY



SHAFTESBURY
CAPITAL

ARCHER STREET STUDIOS, A CHARACTERFUL WAREHOUSE BUILDING OFFERING FLEXIBLE WORKSPACE IN THE HEART OF SOHO



THE BUILDING

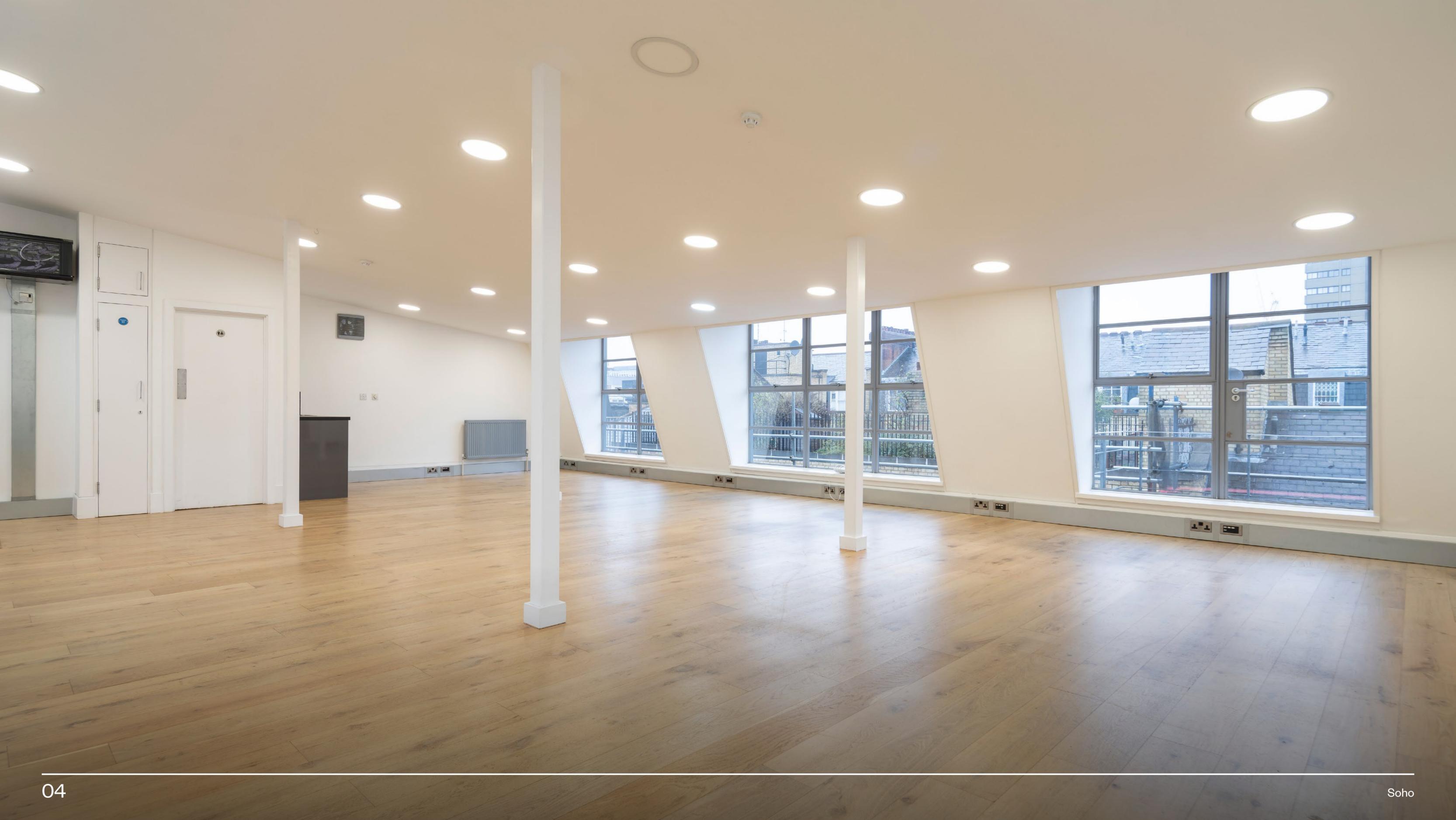


Archer Street Studios is a characterful warehouse building providing 14,400 sq ft of flexible workspace, with units starting from 350 sq ft.

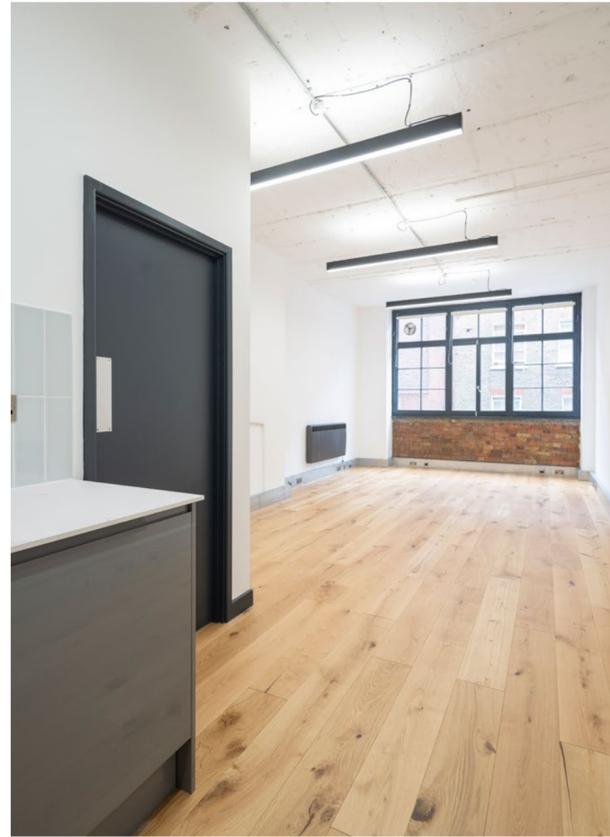
This former warehouse has been thoughtfully redesigned to celebrate and enhance its characterful features. These include:

- Wooden floors
- Exposed brick walls
- High ceilings
- A central open staircase

Individual units have been refurbished to provide high quality office accommodation while maintaining harmonious industrial-modernist design throughout the building.

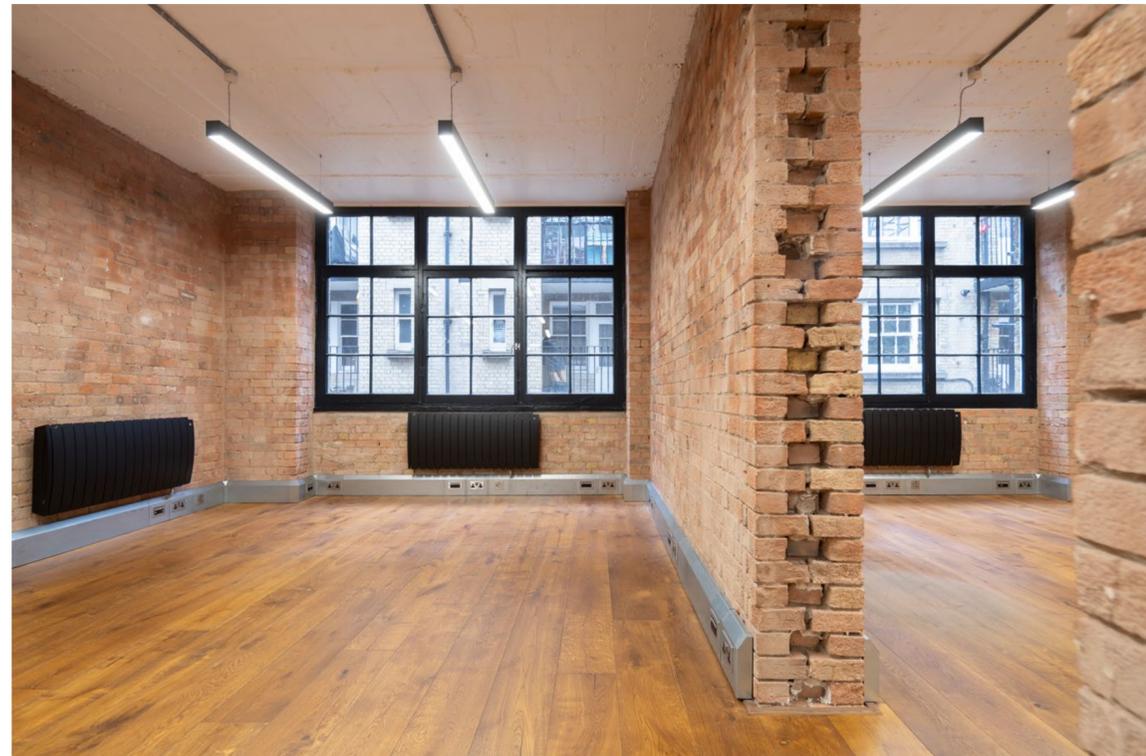


SPECIFICATION

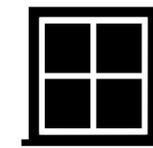


Generous floor-to-ceiling heights, combined with large windows, allow for excellent natural light.

There is a lift that services all floors and a steel central staircase at the centre of the building which is open on the east elevation and covered by a glass-roof. Cycle storage is also provided within the central core.



24/7 Building Access



Openable Windows



Kitchenette



Demised WCs



Passenger Lift



Cycle Storage



Warehouse Features



LED Lighting



Short Term Lettings



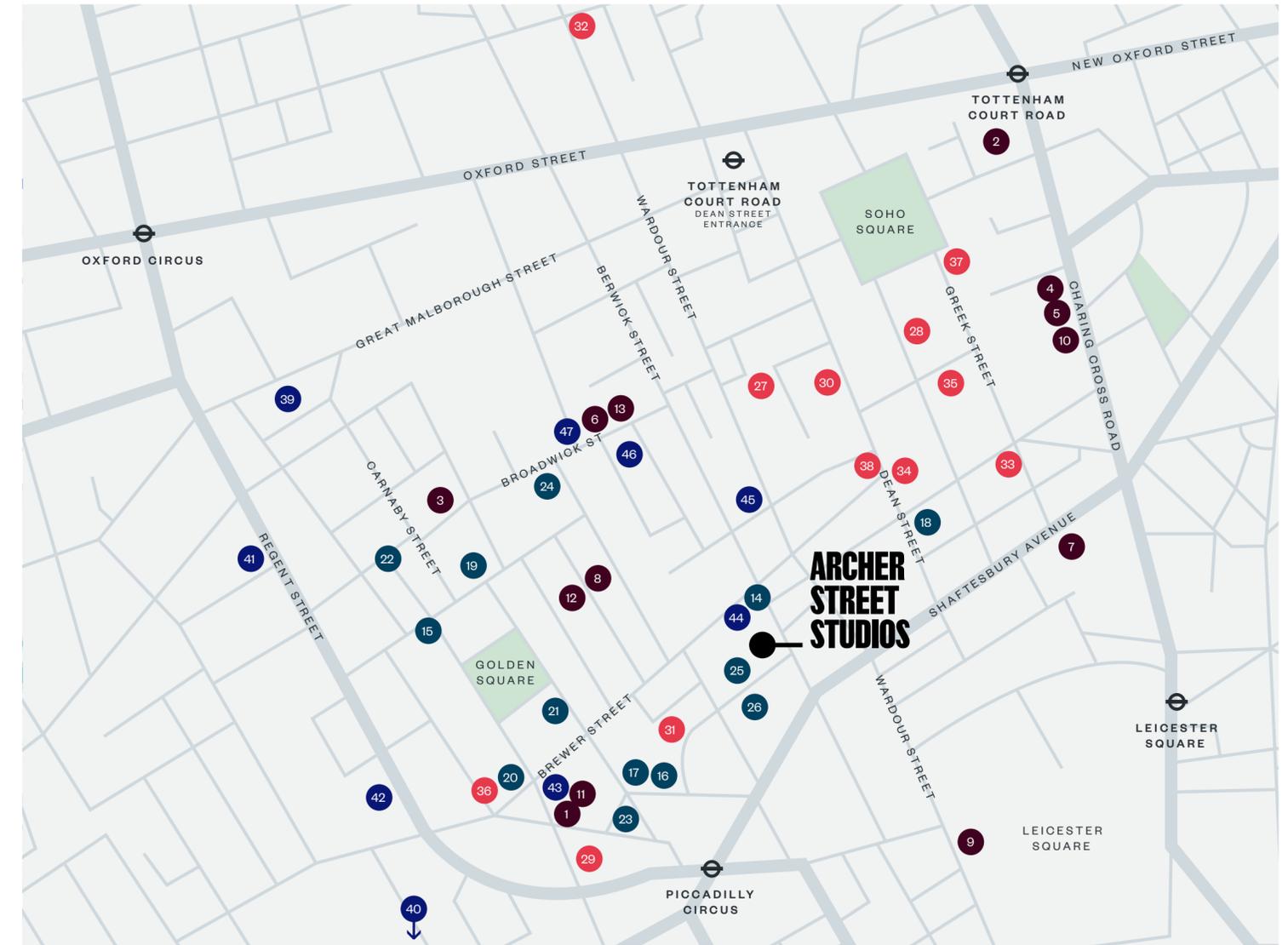
Fibre Connectivity

SITUATED IN THE HEART OF THRIVING SOHO

Soho is renowned for its abundance of world class restaurants, lively bars, private members clubs and independent retailers. Its excellent connectivity, distinctive character, and picturesque garden squares make the area a highly sought after destination for a range of occupiers from creative businesses and SMEs to corporates and financial businesses.

Archer Street is just moments from the theatre district, benefiting from a

consistently vibrant atmosphere and a deep-rooted history in Soho's music scene. In the early twentieth century, the street served as a key meeting point for London's musicians to secure work in the nearby theatres, clubs and restaurants, and the street developed a strong reputation as the go to place to hire live performance musicians. Today the buzz and nightlife keep its connection to the wider creative community alive.



OFFICE

- 1 X
- 2 Apollo
- 3 Invanhoe Cambridge
- 4 Warner Bros
- 5 Skyscanner
- 6 EQT
- 7 Decker Brands
- 8 Boohoo
- 9 Impax Asset Management
- 10 Dawn
- 11 Edge
- 12 Prologis
- 13 Logicor Group

FOOD AND DRINK

- 14 Paradise
- 15 Mountain
- 16 Cricket
- 17 Soma
- 18 The French House
- 19 Polpo
- 20 Nessa
- 21 Bancone
- 22 Kingly Court
- 23 Brasserie Zedel
- 24 Rita's
- 25 Bocca di Lopo
- 26 Gelupo

HOTELS AND CLUBS

- 27 The Soho Hotel
- 28 Hazlitt's
- 29 Hotel Cafe Royal
- 30 Dean Street Townhouse
- 31 Ham Yard Hotel
- 32 The London Edition
- 33 Soho House
- 34 The Groucho Club
- 35 The Union Club
- 36 1 Warwick
- 37 House of St Barnabas
- 38 Black's Club

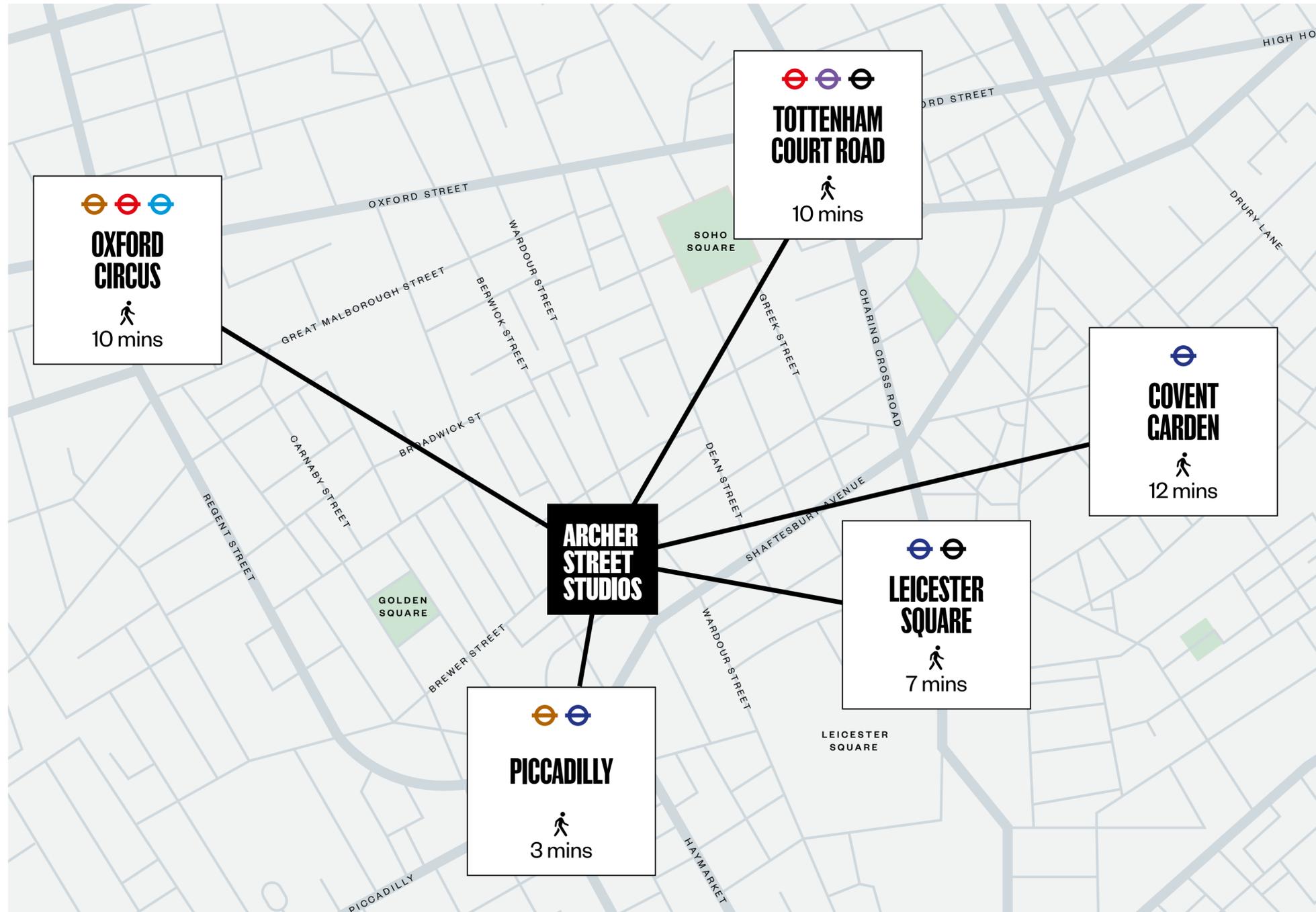
RETAIL

- 39 Liberty's of London
- 40 Fortnum & Mason
- 41 Aesop
- 42 Burberry
- 43 Rapha
- 44 Ace & Tate
- 45 Supreme
- 46 Axel Arigato
- 47 Aime Leon Dore

THE AREA



CONNECTIVITY



Highly accessible location
with five key underground stations
a short walk away.

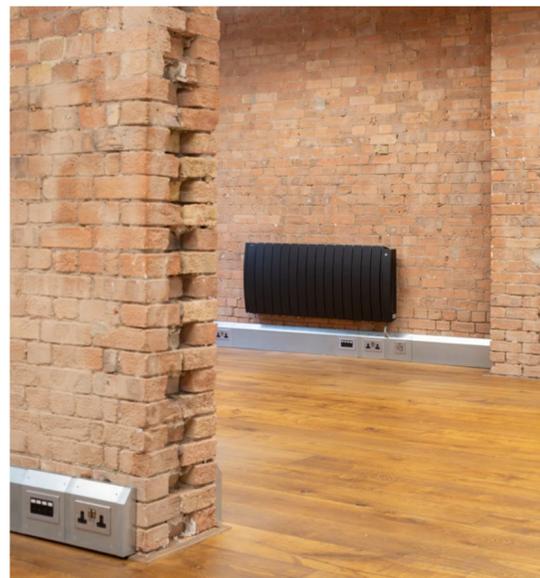
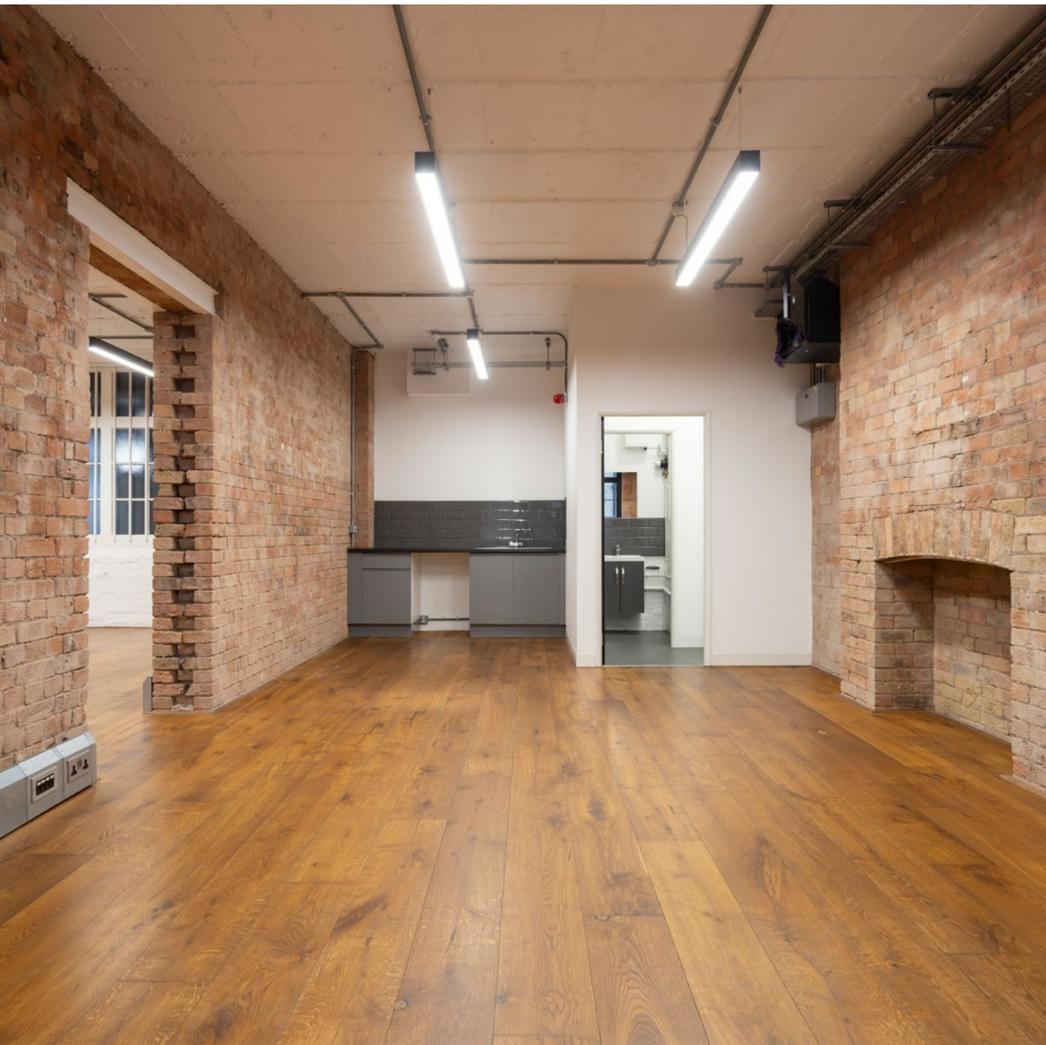
Archer Street Studios is located in close proximity to several underground stations including, Piccadilly Circus (Piccadilly and Bakerloo Lines), Leicester Square (Piccadilly and Northern Lines), Tottenham Court Road (Central, Northern and Elizabeth Lines) and Oxford Circus underground stations (Bakerloo, Central and Victoria Lines).

The opening of the Elizabeth Line (Crossrail) in May 2022 represented London's most significant transport infrastructure improvements in decades, offering fast and frequent services from Shenfield and Abbey Wood in the east to Reading and Heathrow in the west.

THE AVAILABILITY



| Unit | Use | Availability | Sq Ft | Sq M |
|-----------------------|--------|--------------|--------------|------------|
| Fifth Floor | | | | |
| AE.25 | Office | AVAILABLE | 829 | 77.0 |
| Fourth Floor | | | | |
| Third Floor | | | | |
| AE.19 | Office | AVAILABLE | 366 | 34.0 |
| Second Floor | | | | |
| AE.13-14 | Office | AVAILABLE | 726 | 67.5 |
| AE.11 | Office | AVAILABLE | 360 | 33.1 |
| AE.10 | Office | AVAILABLE | 353 | 32.8 |
| First Floor | | | | |
| AE.09 | Office | AVAILABLE | 341 | 31.7 |
| Ground | | | | |
| Basement Floor | | | | |
| B.01 | Office | AVAILABLE | 1,357 | 124.9 |
| Total | | | 4,332 | 401 |

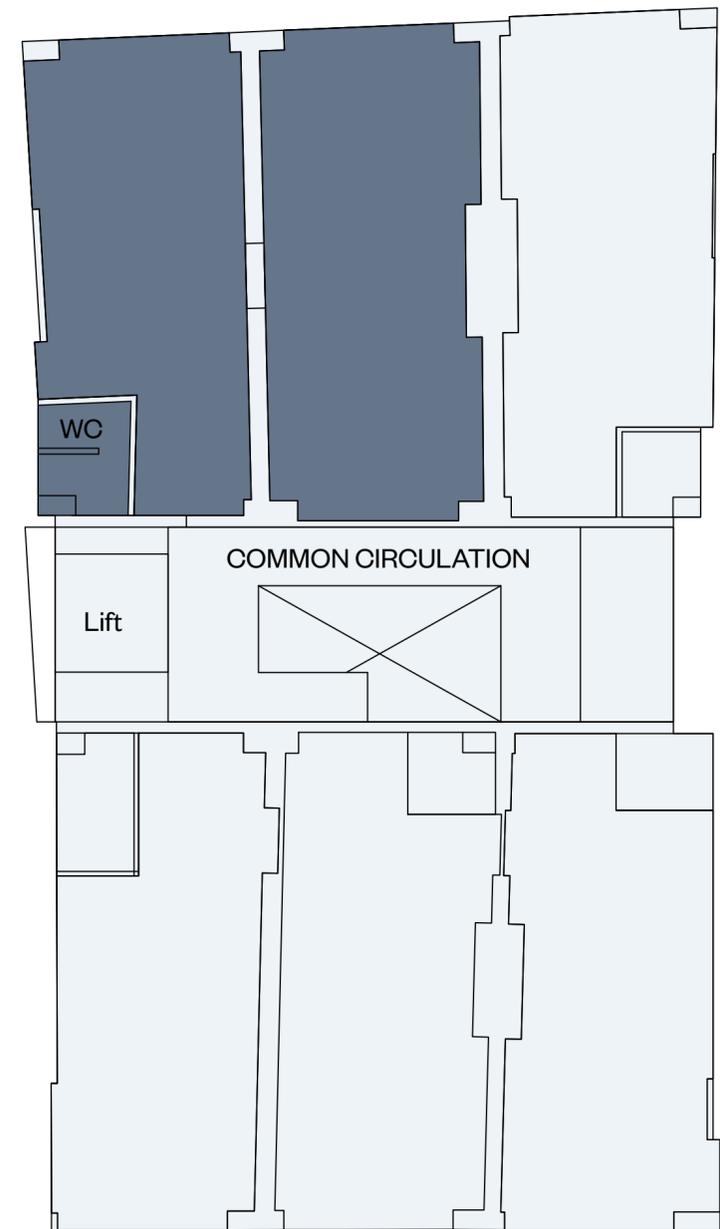


TYPICAL DOUBLE UNIT

AE.13-14 - OFFICE UNIT

726 Sq Ft — 67.5 Sq M

 Not to scale. Indicative only.



ARCHER STREET



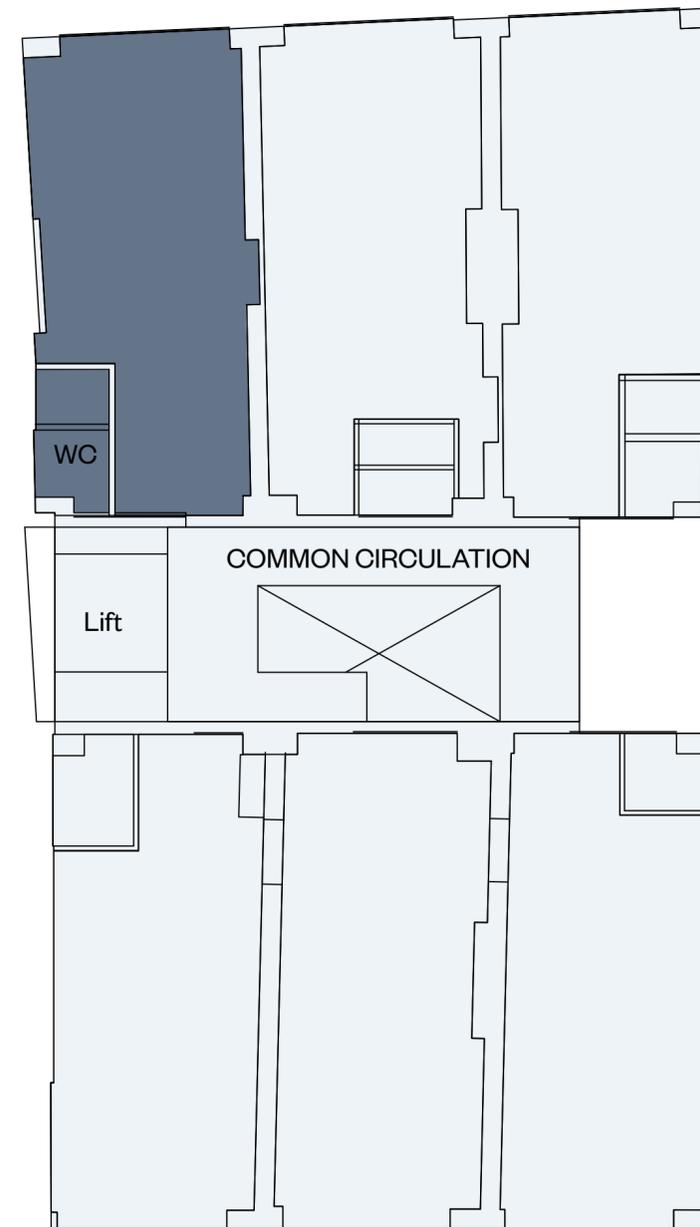
TYPICAL SINGLE UNIT

AE.09 - OFFICE UNIT

341 Sq Ft — 31.7 Sq M

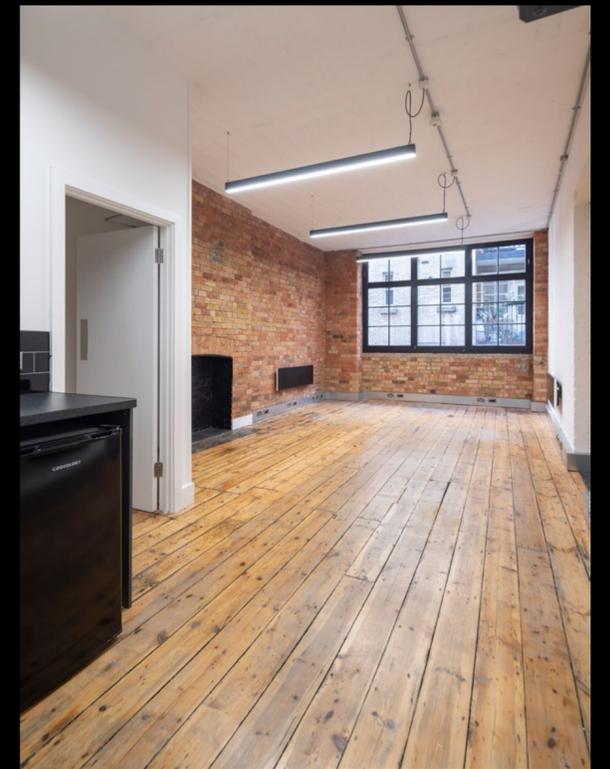


Not to scale. Indicative only.



ARCHER STREET

THE SPACE





Rent

Inclusive of service charge and insurance.

Term

New flexible leases available directly from the landlord by arrangement.

Imogen Purvis

imogen.purvis@rx.london
+44(0) 737 797 8348

James Guyer

james@stage-re.co.uk
+44(0) 788 577 0728

Ted Parr

ted.parr@rx.london
+44(0) 798 569 7304

Simon Lee

simon@stage-re.co.uk
+44(0) 776 974 5449

Catherine Lloyd

catherine.lloyd@rx.london
+44(0) 779 544 5833

CONTACT

