

# BROADWICK WORKS



45 Broadwick St  
Soho, London, W1F 9QW

A hidden gem tucked away down a secure Soho passageway, this building oozes character and offers a peaceful haven between some of the West End's most electrifying streets. Formerly the home of world-renowned Eel Pie recording studios, Broadwick Works exudes surprise and charm in equal measure.



# About

BROADWICK WORKS is a small “island” building containing only four managed studios - each with a totally unique shape, sizes and layout composition.

The building entrance leads to a striking glass atrium with an industrial steel staircase and polished stone floor. Two studios are located off the Ground floor lobby, with others comprising the entirety of 1st and 2nd floors respectively.

These spaces are let on a fully managed basis, so Frameworks take care of everything in a single monthly price.





# Design

From an architectural perspective, this site is a box of tricks. It's a cocktail of vaulted ceilings, hanging walkways and exposed rafters. Frameworks' interior scheme is focused around a warm and earthy palette, which complement the original timber window frames and juxtapose the raw steel finishes in the communal areas.

The look is punctuated with bold punches of yellow and blue. Clients with have full creative licence to customise the space to suit their brand, using the existing scheme as a base canvas to work from.



by FRAMEWORKS  
30 Berwick Street, Soho  
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Broadwick Works

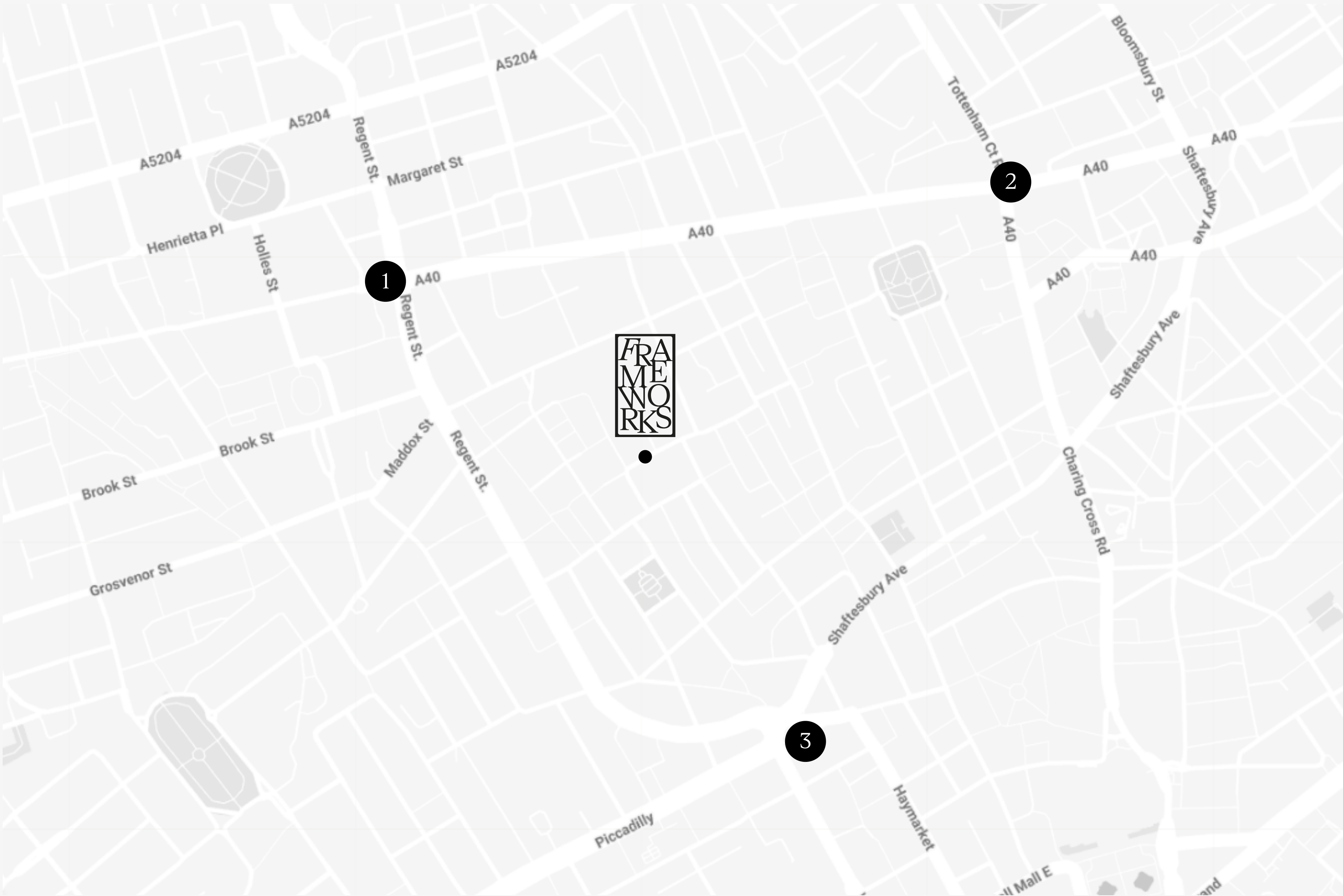
Design



# Location

Nestled right in the heart of Soho, 45 Broadwick Street is a stone’s throw from the iconic shopping lanes of Carnaby Street, the food stalls of Berwick Street Market and the lively bars of Old Compton Street. Members of this building will most likely be rubbing shoulders with businesses from creative, media and retail industries; all looking to soak up the vibrant and dynamic spirit of London’s most exciting district.

- 1. Oxford Circus (6 mins)
- 2. Tottenham Court Rd (9 mins)
- 3. Piccadilly Circus (6 mins)





# Four Studios

Studio A	G/LG floor	2,566 sqft	40 desks
Studio B	G floor	1,136 sqft	20 desks
Studio C	1st floor	2,272 sqft	16 desks
Studio D	2nd floor	1,307 sqft	22 desks





# Specification

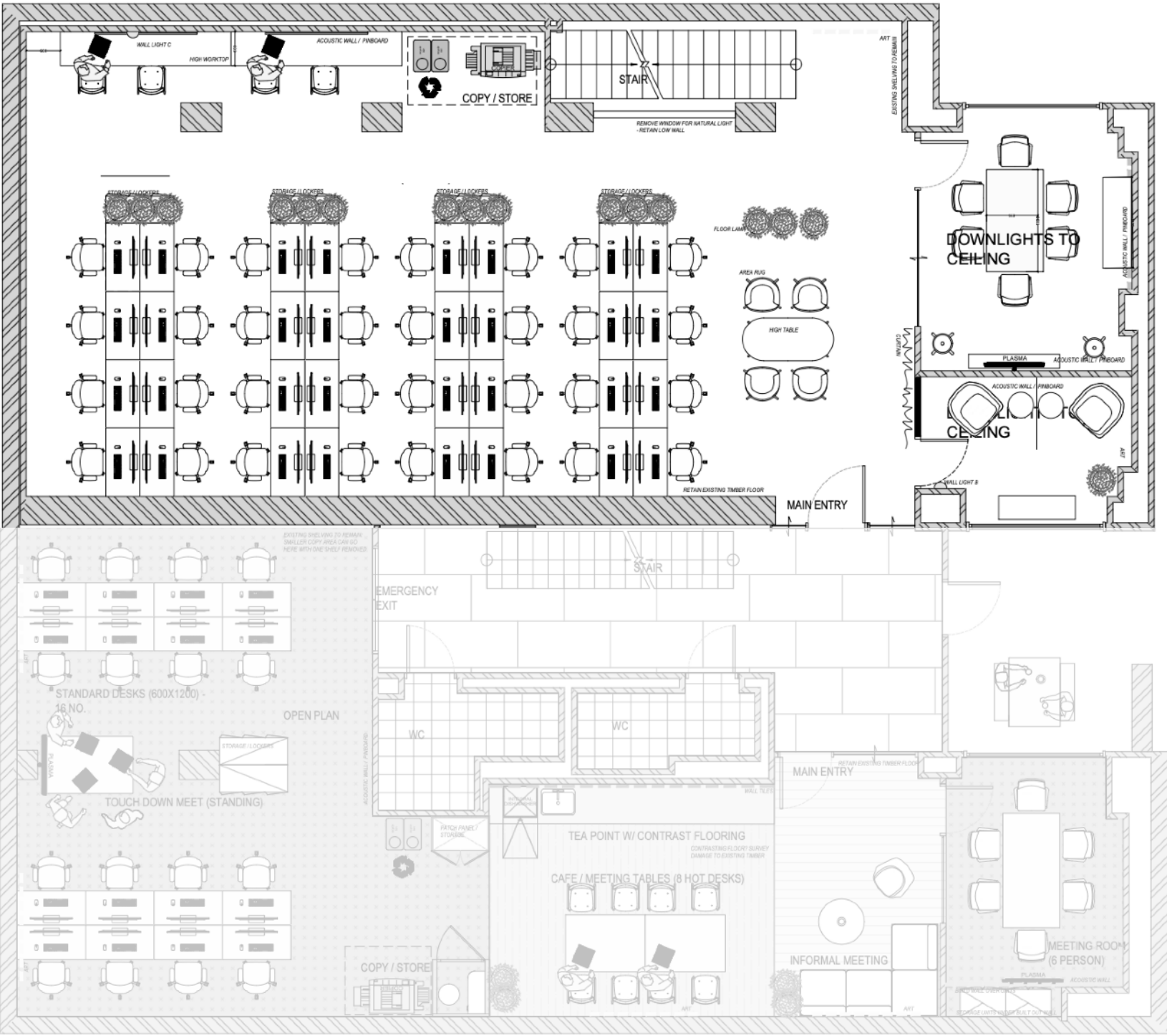
Our Licence Agreements include a recurring monthly fee that covers the following items and spec:

	Occupation of a self-contained office unit
	Ongoing facilities management and client services via our Operations team
	All building costs such as rent, business rates, utilities, etc.
🛋	Comprehensive furnishing with work-ready task areas and fully-equipped meeting, breakout and dining spaces
✳	Dedicated air conditioning and air-handling system
🍵	Fitted kitchen with a boiling/filter water tap
👤	Private meeting rooms and phone booths (where shown)
📶	Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
🕒	24/7 access via cards/fobs using a Paxton security system
🧹	Daily cleaning and waste management
♿	Communal WC and shower facilities

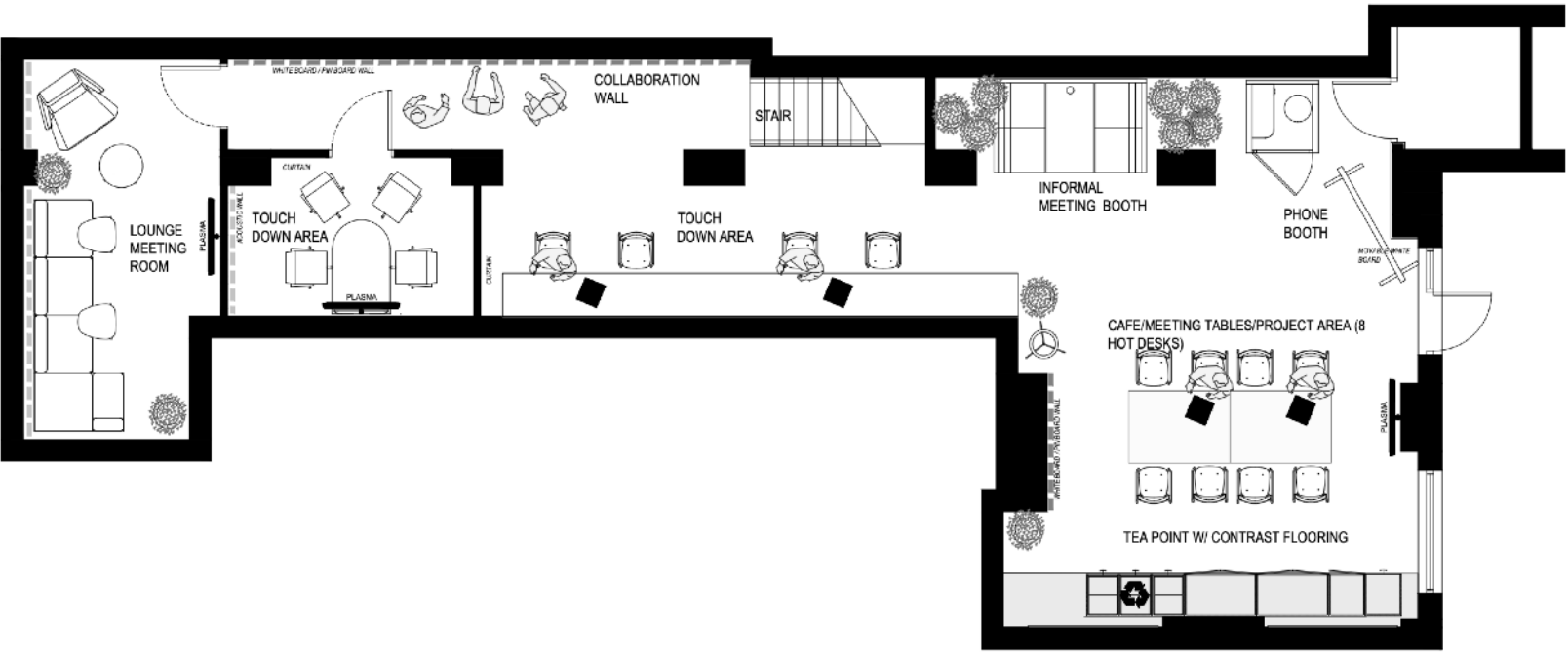


# Studio A

- Floor G/LG
- 2,566 sqft
- 40 desk capacity
- 4 meeting rooms
- Also included:
- Kitchen and dining space
- Breakout space
- Showers



Ground Floor

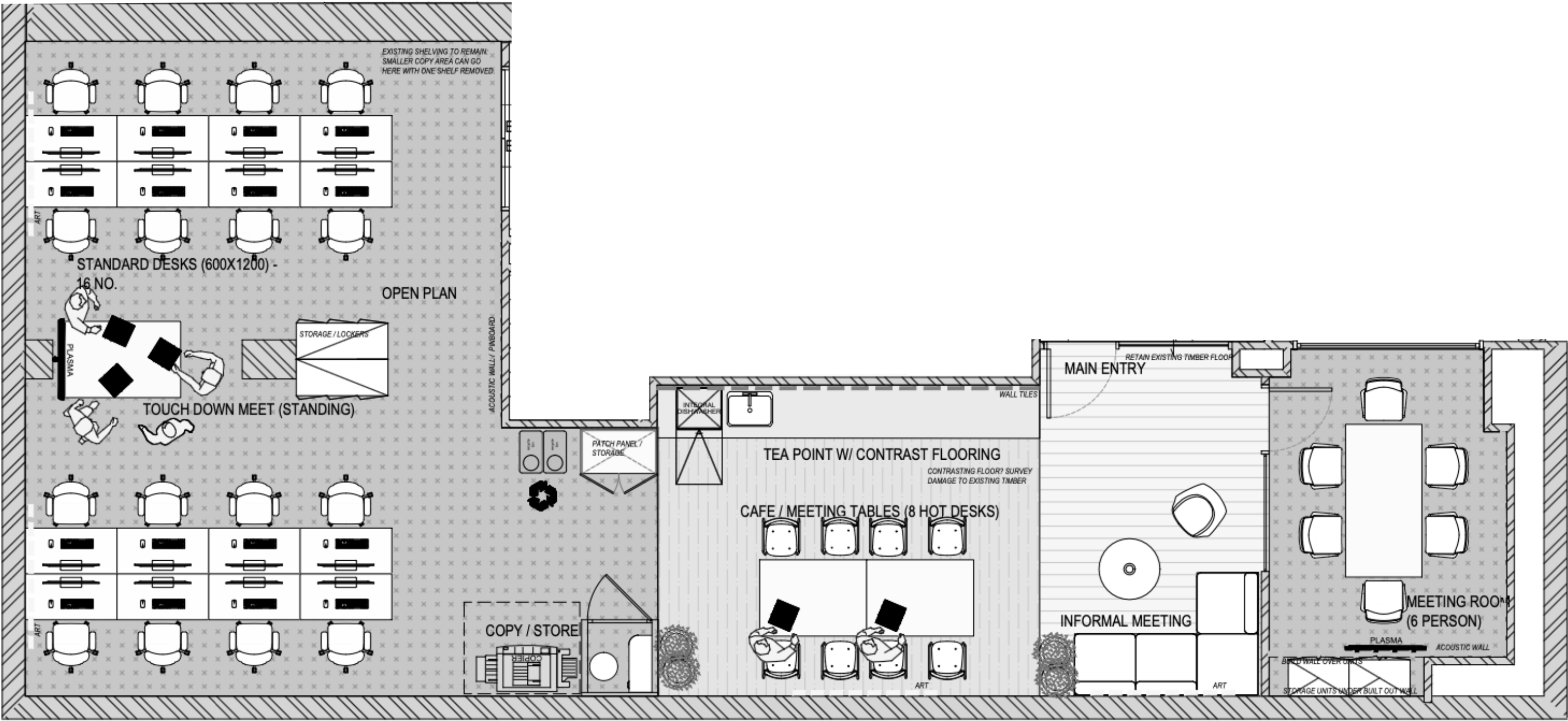


Lower Ground Floor



# Studio B

- Floor G
- 1,136 sqft
- 20 desk capacity
- 1 meeting room
- Also included:
- Kitchen and dining space
- Breakout space
- Showers



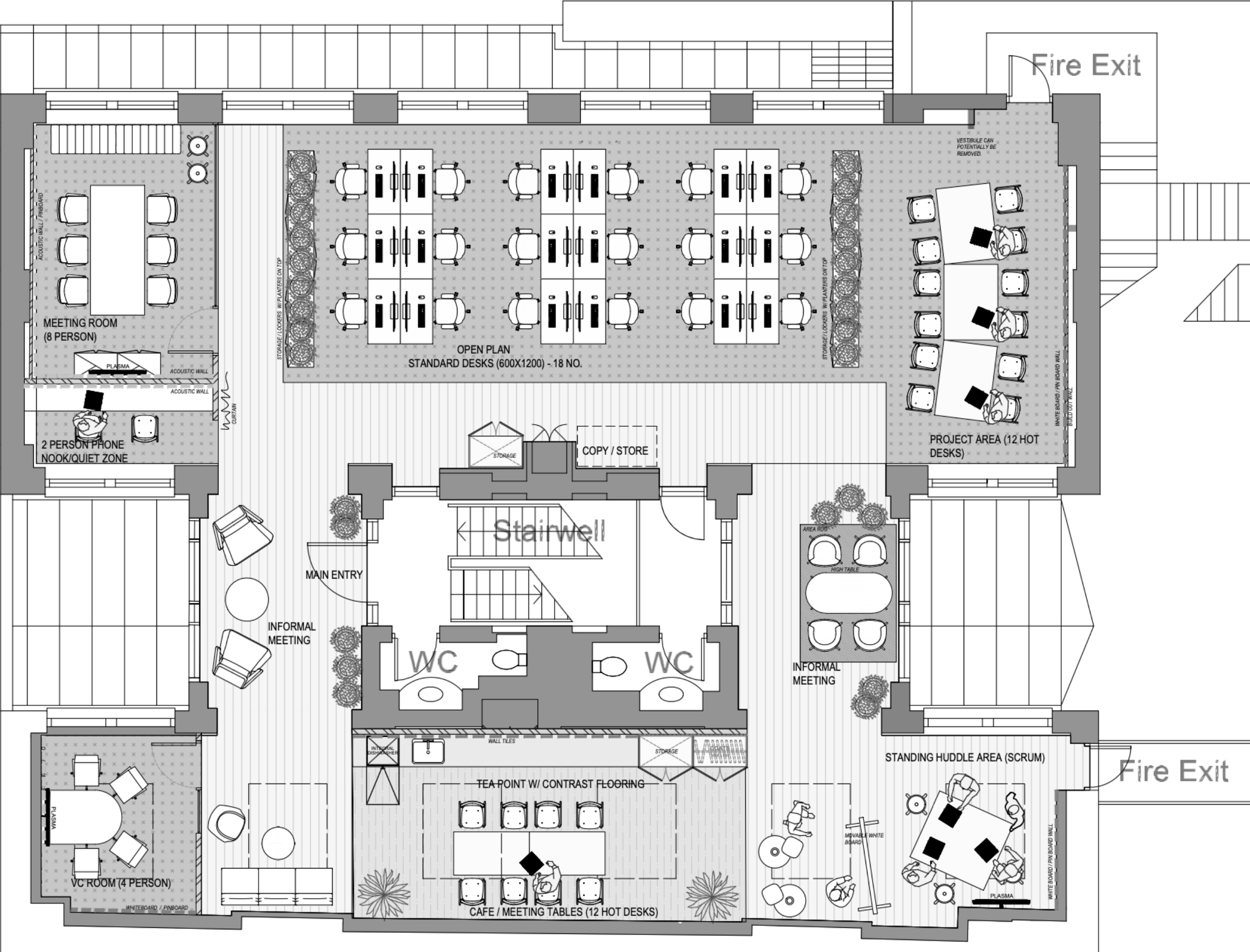
Ground Floor



# Studio C

- Floor 1
- 2,272sqft
- 35 desk capacity
- 2 meeting rooms

- Also included:
- Kitchen and dining space
  - Breakout space
  - Showers

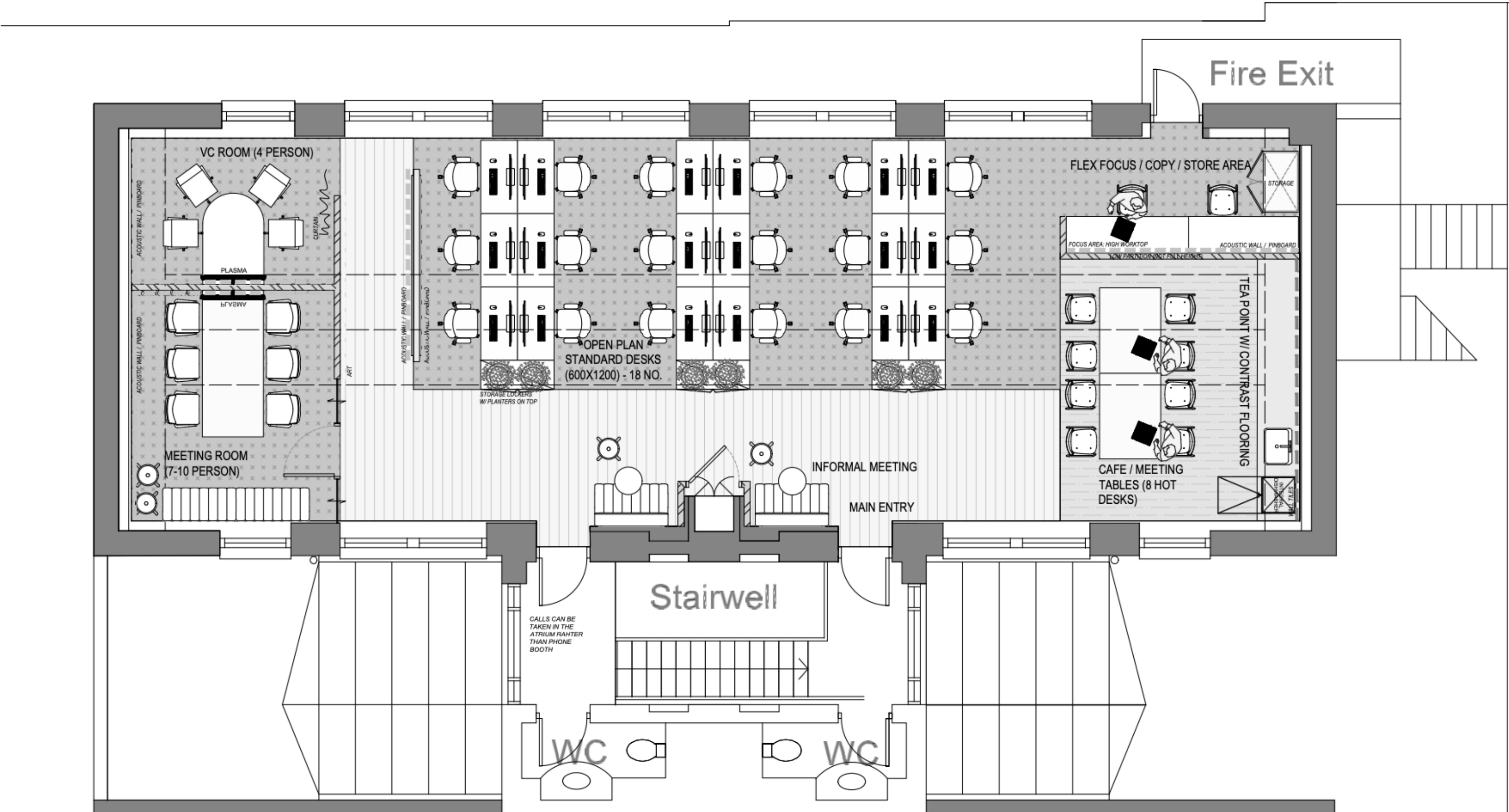


1st Floor



# Studio D

- Floor 2
- 1,307 sqft
- 24 desk capacity
- 2 meeting rooms
- Also included:
- Kitchen and dining space
- Breakout space
- Showers



2nd Floor