

Stunning, boutique-style corner townhouse
with views onto Carnaby Street

32 CARNABY STREET



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY



CARNABY

OFFICE

THE SPACE

Contemporary, refurbished office space set within a period corner building. Each floor features kitchenettes, comfort cooling and beautiful herringbone wood flooring with underfloor trunking. The large sash windows let the natural light in and look out over Carnaby Street and Fouberts Place.

SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Third	466	43
Second	438	41
First	414	39
TOTAL	1,318	123





PERKS OF CARNABY

- 24/7 onsite security team and estate CCTV
- Dedicated onsite management team
- 10% discount neighbourhood card at participating retailers and restaurants
- Tenant portal
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- Estate events



SPECIFICATION

- Fully refurbished
- Herringbone timber flooring
- Fully integrated kitchenette
- New LED lighting
- New WCs
- New comfort cooling
- Boutique common parts
- Fibre connectivity



TERMS

New lease direct from the Landlord

RENT

£75.00 psf (exclusive)

SERVICE CHARGE

Fixed at £10.00 psf

RATES*

£27.82 psf

TOTAL OUTGOINGS

£112.82 psf

**Estimates*

EPC PERFORMANCE

Rating C

FIBRE PROVISION

Community Fibre

LOCATION

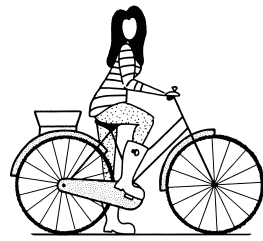
In the very heart of one of the most famous streets in London, 32 Carnaby Street, combines work-life balance in the most trendsetting of ways. Surrounded by a diverse mix of shops to please all fashion tastes and with the nearby culinary delights of Kingly Court, it makes for a vibrant day and nightlife. Just a short walk to Oxford Circus and Tottenham Court Road’s highly anticipated Elizabeth Line, the best shopping streets in the world are within credit card-waving distance. There is literally nowhere better to be.



As fun as the area and equally attractive, the team is in love with Carnaby and can’t wait to share that love. **LOOK US UP.**



MATT LORD
M: 07970 384 347
E: matt.lord@colliers.com



CATHERINE TILLEY
M: 07795 445 833
E: catherine.tilley@rx.london



CHARLOTTE ASHTON
M: 07541 958 117
E: charlotte.ashton@colliers.com



LOIS BOND
M: 07773 258 589
E: lois.bond@rx.london



SOPHIE CROSBIE
M: 07936 338 778
E: sophie.crosbie@colliers.com



IMOGEN PURVIS
M: 07377 978 348
E: imogen.purvis@rx.london



www.colliers.com



www.rx.london

Shaftesbury

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