

YOUR.SPACE

8 BERWICK STREET



1st Floor



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 CREATIVE BUZZ SPACE

A stylish and appealing sage green period townhouse, this newly refurbished Soho gem is spread over four floors, with a fantastic fifth floor roof terrace.

Spanning up to 1,391 sq ft, the first and second floors each boast six desks, with the second floor also benefitting from a meeting room. The fourth floor has six desks, and a plush, inviting, soft seating area. Large sash windows, herringbone wood flooring, and smart glass panelled room dividers seamlessly bring together old and new.

With an elegant entrance, brand new lighting, and freshly fitted WCs, other practical points include on-site shower facilities, air conditioning and perimeter trunking throughout.

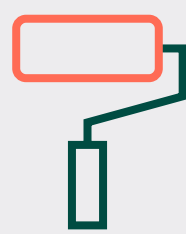


2nd Floor

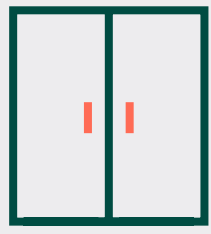


4th Floor

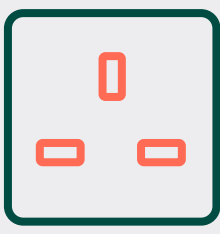
YOUR SPECIFICATION



Newly
Refurbished



Stylish
Entrance



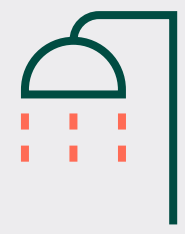
Perimeter
Trunking



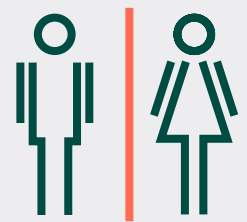
Air
Conditioning



New
Lighting



Shower In
The Building



Refurbished
W/Cs



Communal
Terrace





UP TO 1,361 SQ FT OF OUTSTANDING OFFICE SPACE

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Fifth	ROOF TERRACE	
4th	445	41.3
3rd	LET	LET
2nd	473	44.0
1st	443	44.2
TOTAL	1,361	129.5

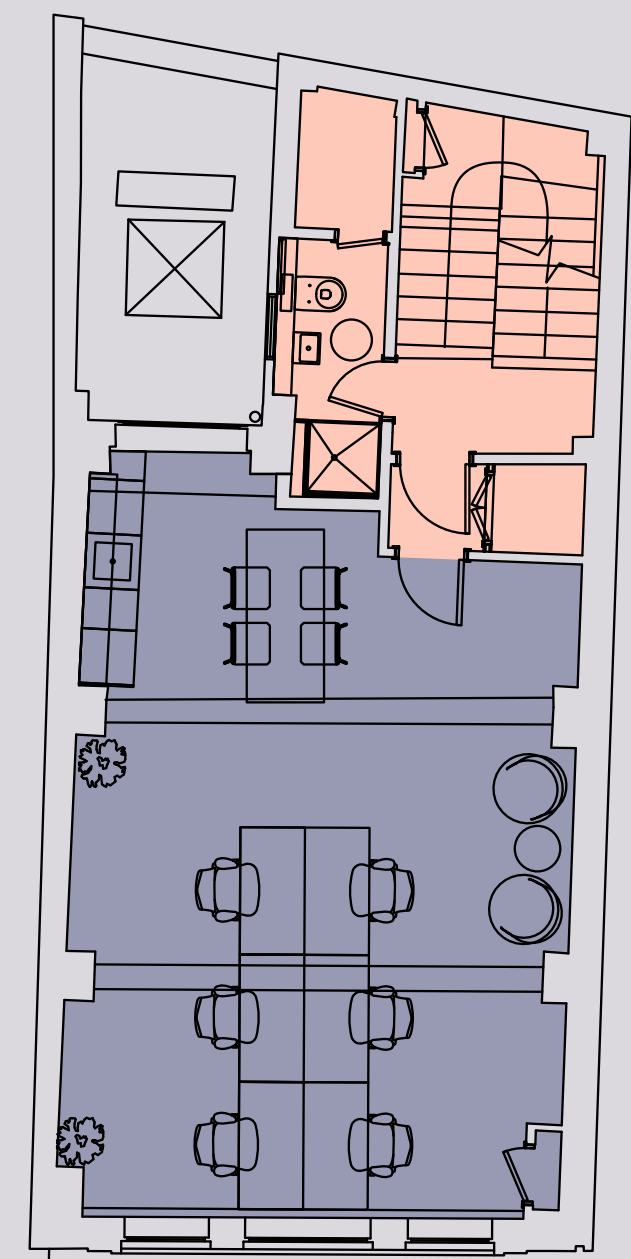
YOUR SPACE

FIRST FLOOR

Office: 443 sq ft

Accommodation Specification

- 6 Fixed Working Positions
- Soft Seating
- Kitchenette



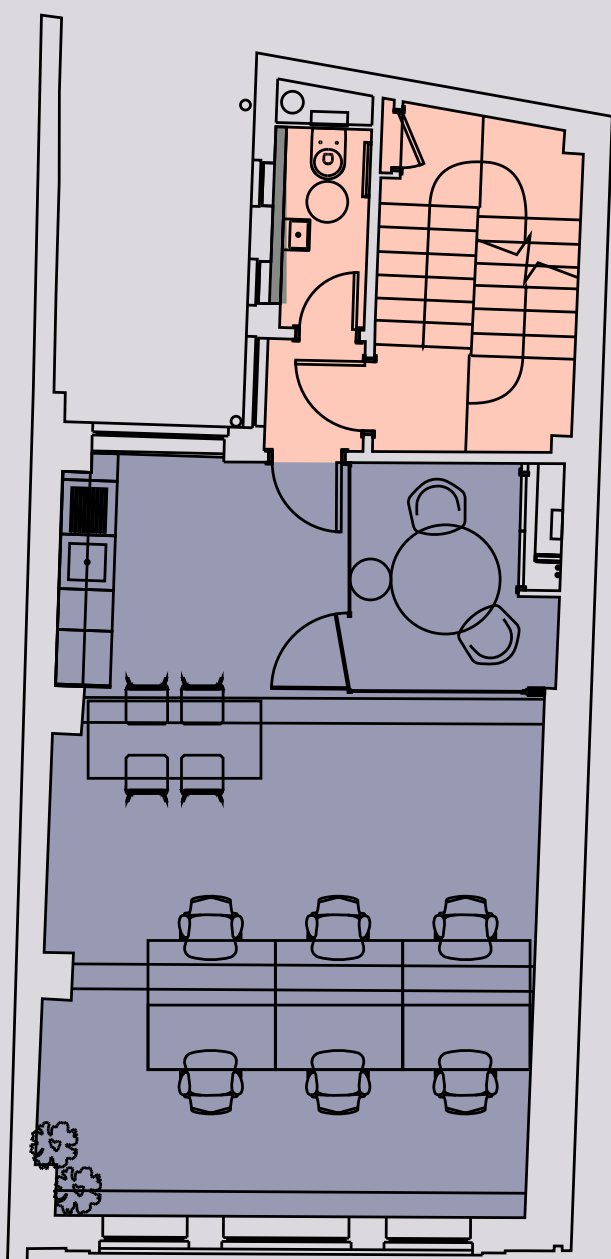
BERWICK STREET

SECOND FLOOR

Office: 473 sq ft

Accommodation Specification

- 6 Fixed Working Positions
- Meeting Room
- Soft Seating
- Kitchenette



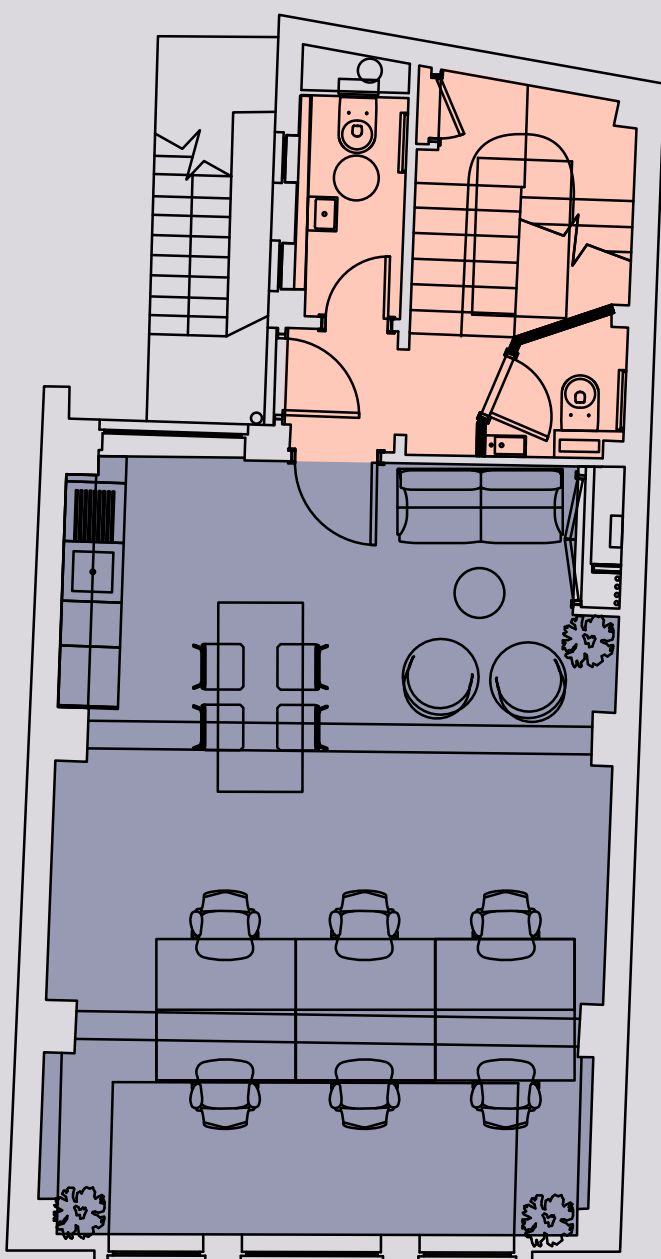
BERWICK STREET

FOURTH FLOOR

Office: 445 sq ft

Accommodation Specification

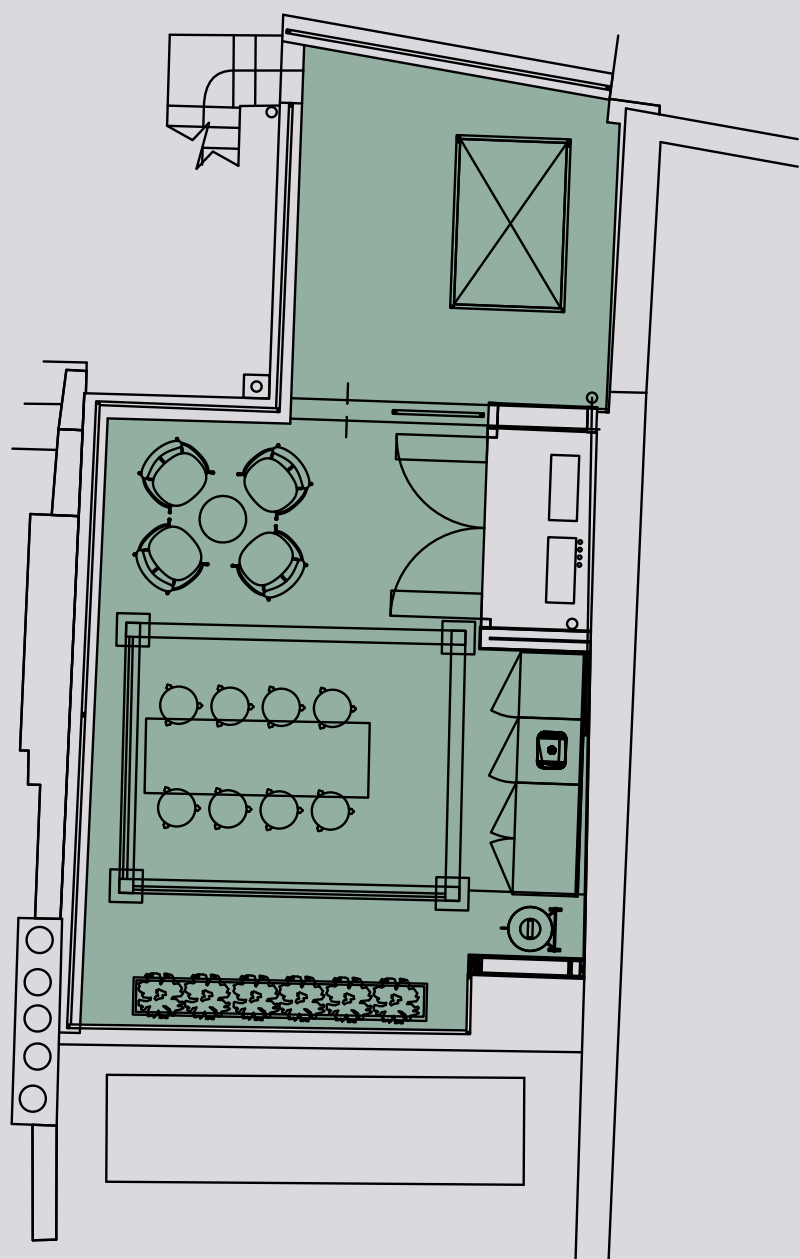
- 6 Fixed Working Positions
- Soft Seating
- Kitchenette



BERWICK STREET

FIFTH FLOOR

Roof Terrace



BERWICK STREET

- Office
- Communal area
- Terrace



Berwick Street



The Blue Post



Pastorio



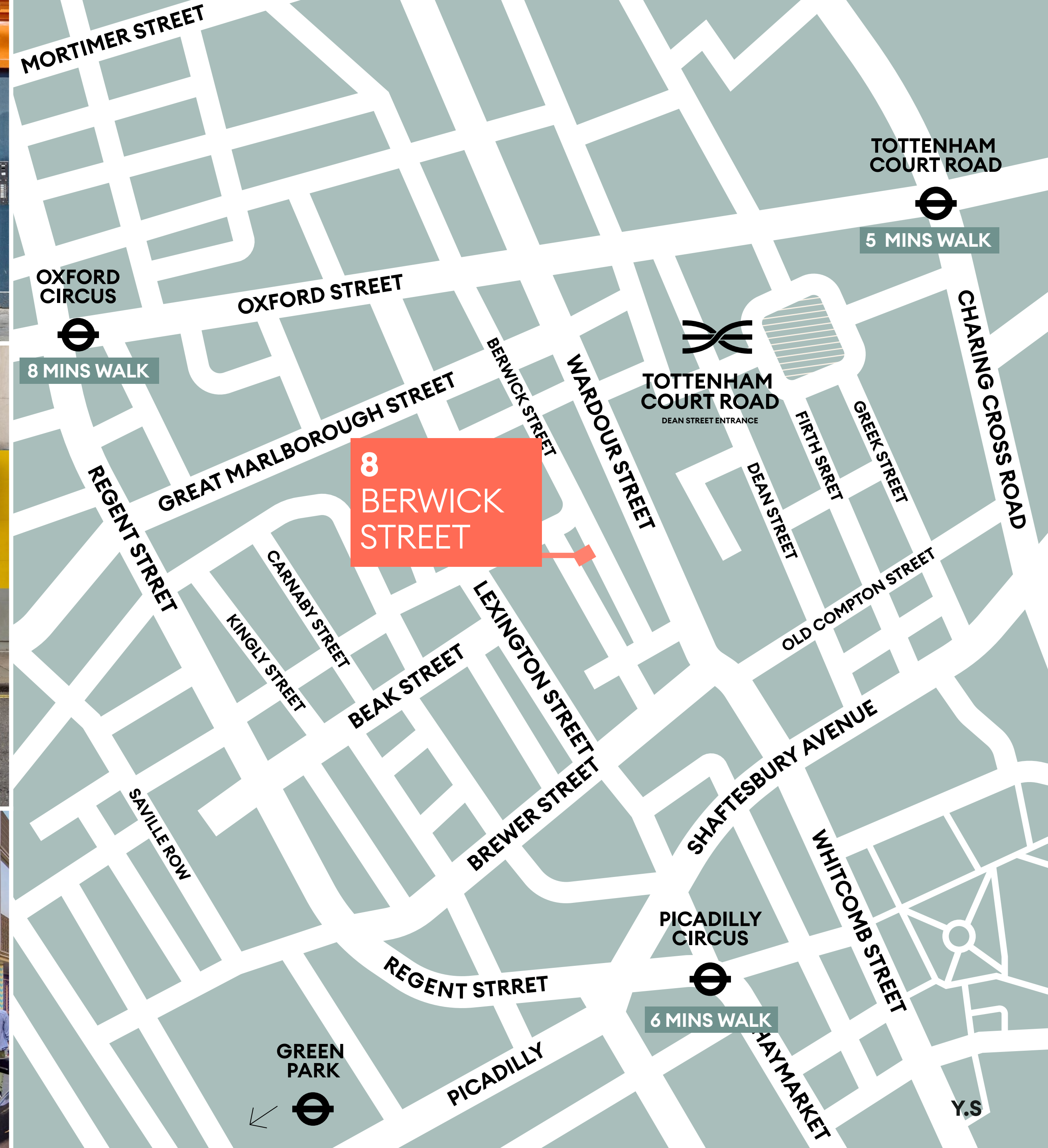
Reckless Records



L'Eto



Duck + Rice



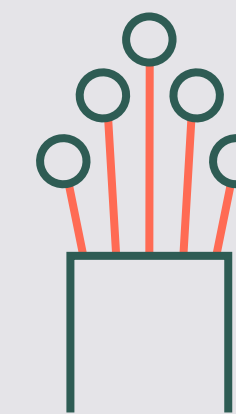
YOUR ALL THE PERKS SPACE



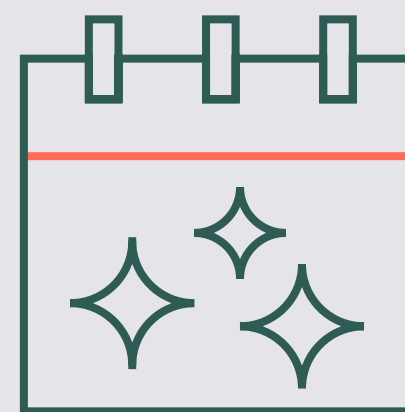
High standard of Estate Management from an on-site property management team



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



Access to our Tenant Portal



Neighbourhood Card for discounts and perks at participating retailers and restaurants

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 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 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

8 BERWICK STREET

RENT

4th Floor - £80.00 per sq ft
2nd Floor - £85.00 per sq ft
1st Floor - £87.50 per sq ft

RATES

4th Floor - £24.07 per sq ft
2nd Floor - £24.07 per sq ft
1st Floor - £24.07 per sq ft

SERVICE CHARGE

4th Floor - £19.30 per sq ft
2nd Floor - £19.30 per sq ft
1st Floor - £19.30 per sq ft

TOTAL OUTGOINGS

4th Floor - £123.37 per sq ft
2nd Floor - £128.37 per sq ft
1st Floor - £130.87 per sq ft

EPC

TBC

FIBRE

TBC



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YOUR SOHO
YOUR CHINATOWN
YOUR COVENT GARDEN

YOUR.SPACE



SHAFTESBURY
CAPITAL

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