YOUR.SPACE

SILVER HOUSE
31-35 BEAK STREET



SOHO

SHAFTESBURY CAPITAL

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 GOOD VIBES ONLY **SPACE**

Overlooking the iconic Carnaby Street, Silver House is spacious, versatile, and modern. And it's just moments from the area's destination bars and restaurants, as well as its myriad independent boutiques.

An impressive corner building bursting with character, the first floor offers 1,292 sq ft of office space. Complete with 16 desks, 2 meeting rooms, breakout areas and a small private terrace, fashionable Crittall doors create private meeting rooms and cosy social hubs, while the beautifully curated kitchen, with plenty of seating, encourages a positive office atmosphere.

Silver House: your hidden gem.



YOUR SPECIFICATION

- Fully Fitted
- Private 1st Floor Terrace
- Spacious Kitchen
- Corner Building
- Raised Access Flooring
- Newly Refurbished Building Entrance
- Good Natural Light
- Air Conditioning
- Passenger Lift
- Fibre Connectivity







YOUR SPACE

SCHEDULE OF AREAS

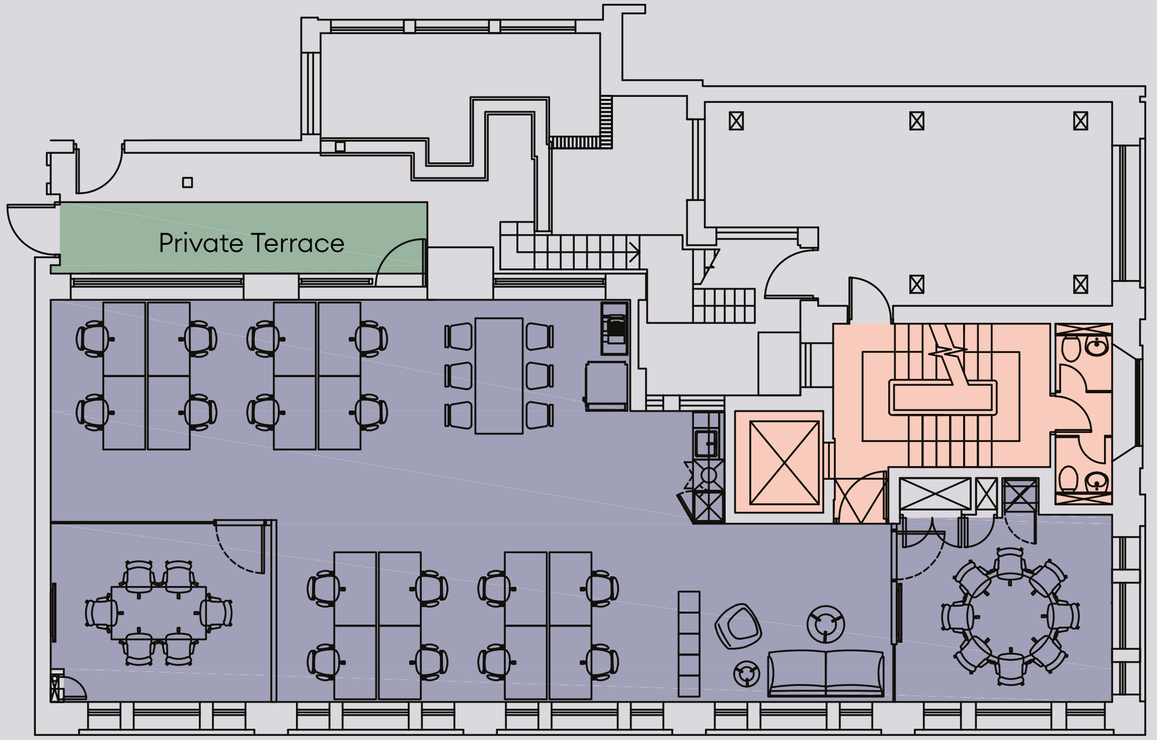
FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	AVAILABILITY
Third	1,693	157.3	Coming Soon
First	1,292	120.0	Available Now
TOTAL	**2,985**	**277.3**	

FIRST FLOOR

Office: 1,292 Sq Ft

Accommodation Specification

16 Fixed Working Positions
6 High Bench
1 x 6 Person Meeting Room
1 x 8 Person Meeting Room
1 Call Pod
Welcome Area



N

Office
Core
Terrace



Ganni


Antidote Wine Bar



Carnaby Street

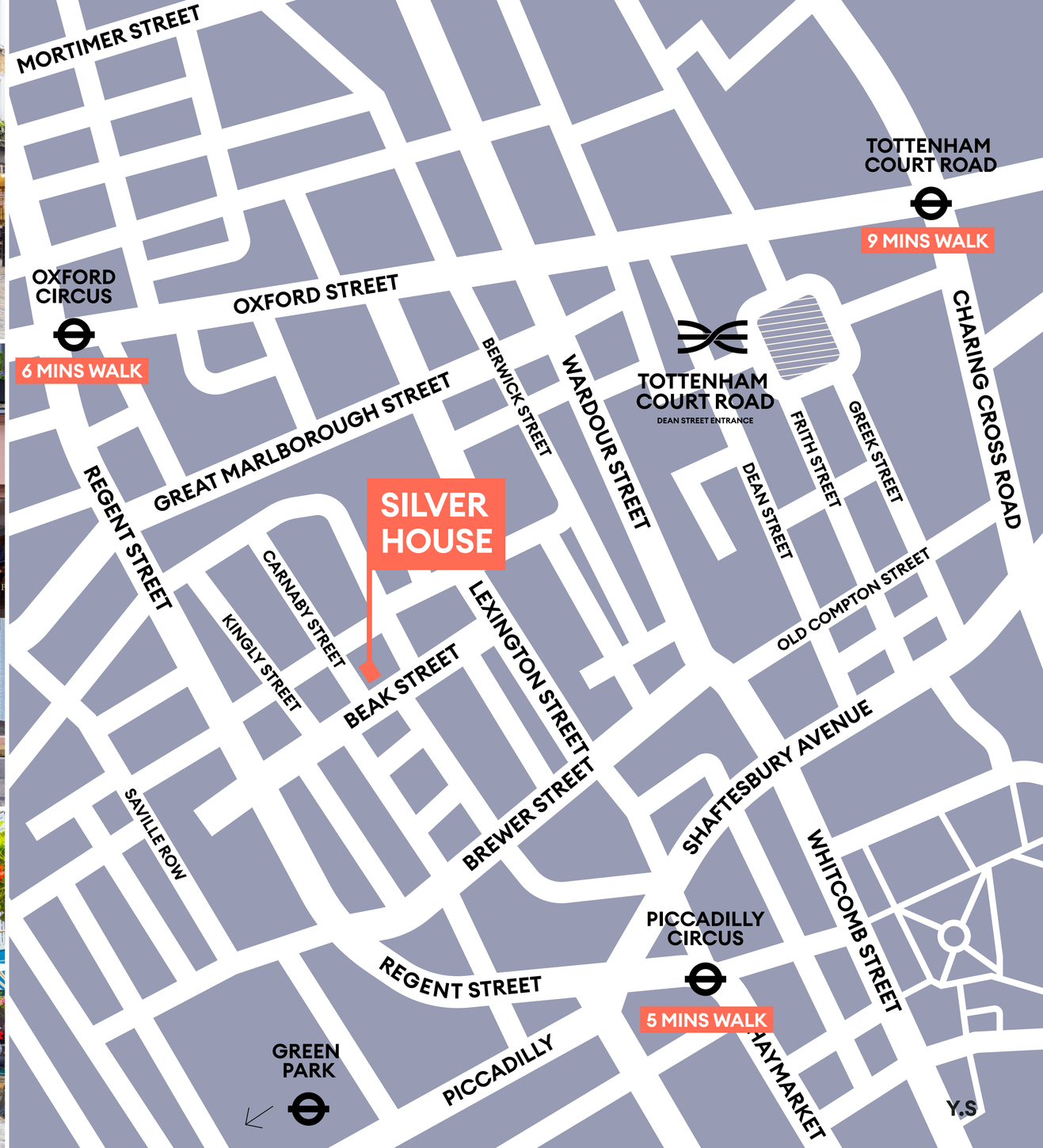


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Zahter



Kingly Court



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

Access to bicycle storage

Access to shower facilities

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.

PELOTON
TOPNOTCH GYMS
SOULCYCLE
BARRY'S
THIRD SPACE
EVERYONE URBAN SPA & WELLNESS MARSHALL ST
Jubilee Hall
Nuffield Health
Fitness First

Focus on Wellness

SILVER HOUSE
31-35 BEAK STREET

RENT
First Floor - £92.50 per sq ft

RATES
First Floor - £24.52 per sq ft

SERVICE CHARGE
First Floor - £17.87 per sq ft

TOTAL OUTGOINGS
First Floor - £134.89 per sq ft

EPC
B

FIBRE
Community fibre

Colliers

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YOUR SOHO
YOUR COVENT GARDEN
YOUR CHINATOWN

YOUR.SPACE

SHAFTESBURY CAPITAL

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