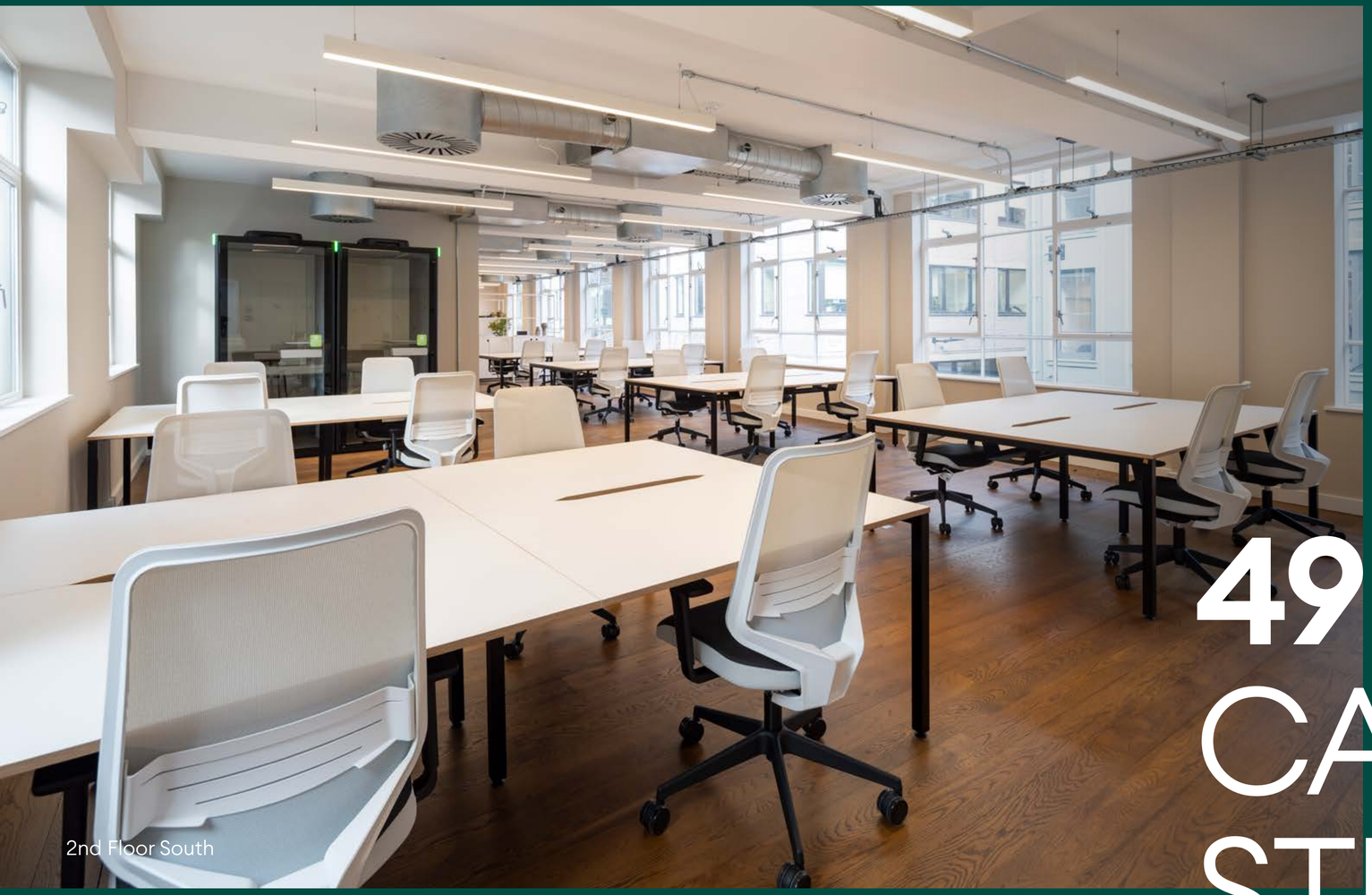
YOUR.SPACE



2nd Floor South

49 CARNABY 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.

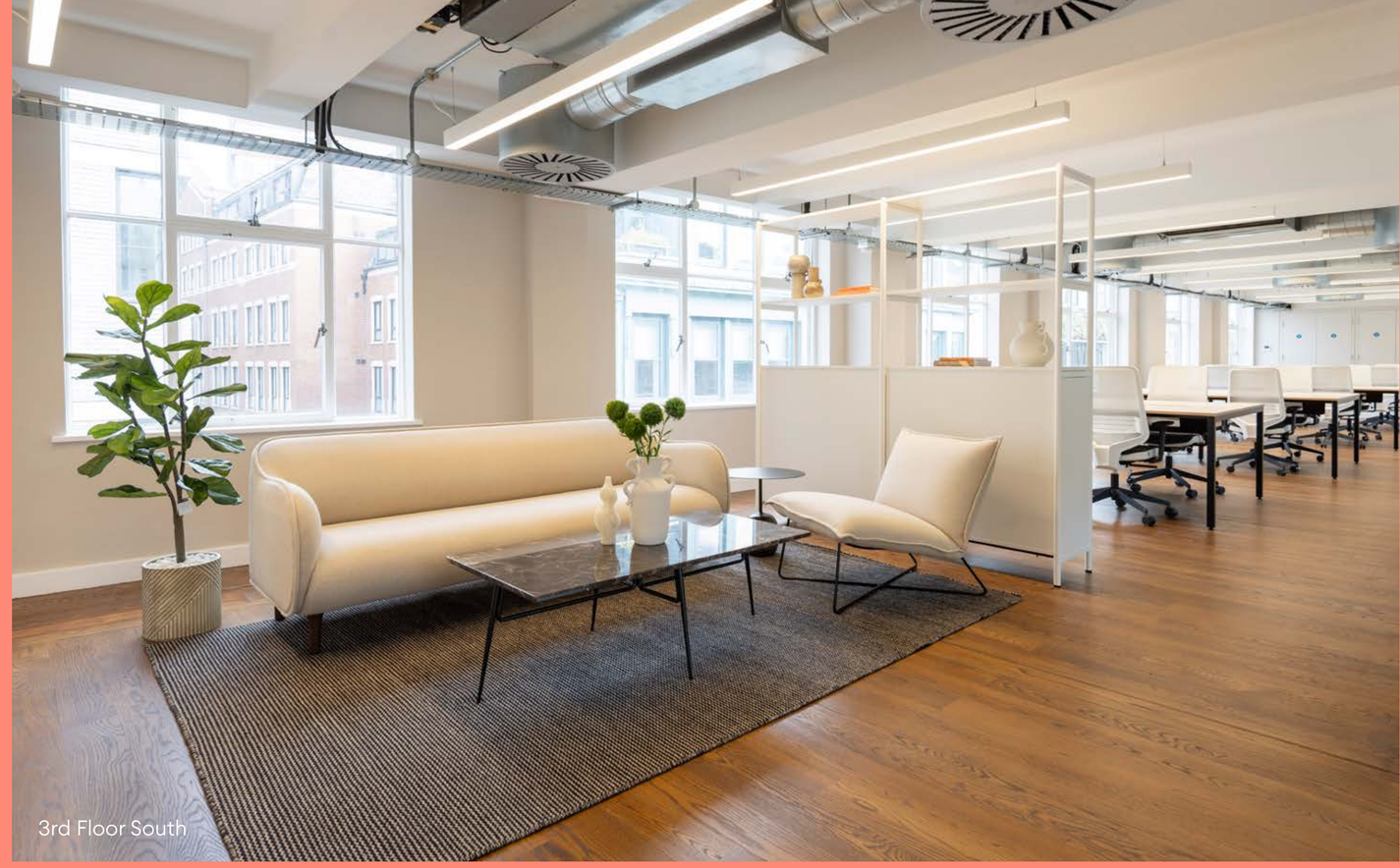
Whether it's in Soho, Chinatown, or Covent Garden, you'll always have access to all the services and support you need. And, as your business grows, our flexible portfolio means you'll always have another ideal workspace to grow into.

YOUR.SPACE

YOUR NEW DISCOVERY **SPACE**



4th Floor



3rd Floor South

Spanning a striking four floors, and totalling an impressive 6,893 sq ft, this bright, contemporary workspace offers modern, refined minimalism.

Entirely refurbished from top to bottom, the tranquil, loft-white backdrop is brought to life through exposed piping, integrated lighting, chic glass room dividers, and tonal timber flooring. A mixture of large dual-aspect windows, including elegant arched panels, fill the space with sunshine from top to bottom, while a selection of soft furnishings in plush neutrals, bring warmth and comfort across the desktop hubs and flexi-use social spaces.



1st Floor

YOUR SPECIFICATION

All Floors Refurbished And Fully Fitted

Refurbished Common Parts

Timber Flooring

New LED Lighting

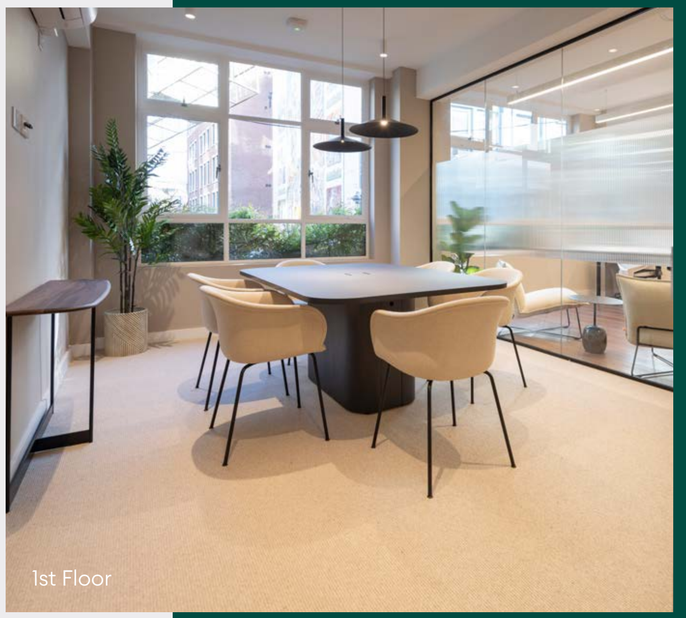
Air Conditioning

Floor Boxes

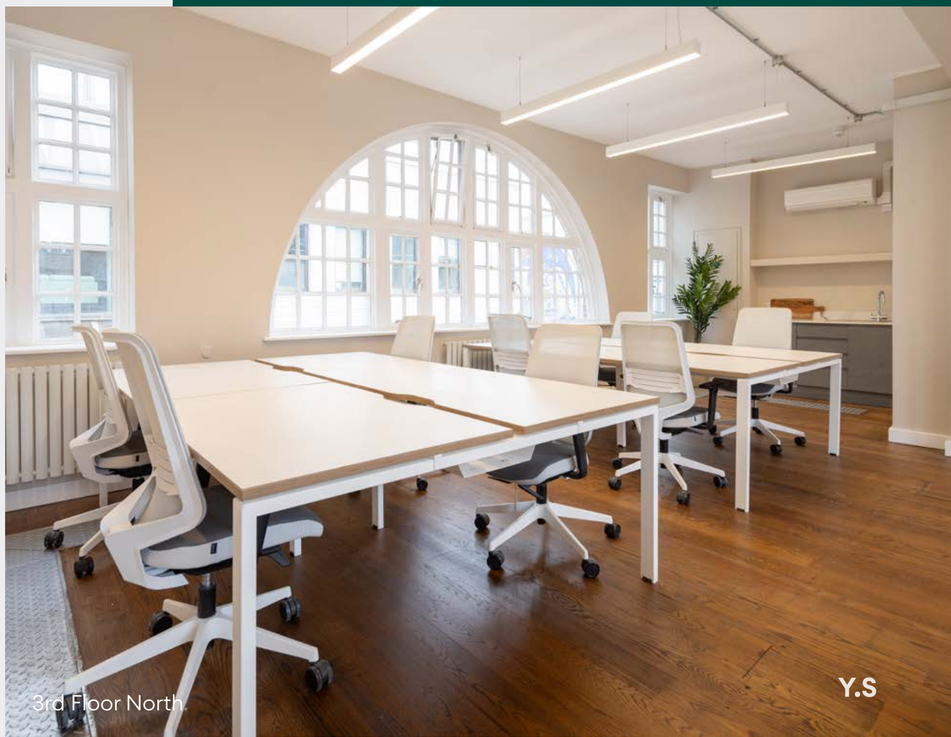
Dual Aspect Window

Views Over Carnaby Street





1st Floor



3rd Floor North



4th Floor

6,893 SQ. FT. OF OUTSTANDING OFFICE SPACE

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Fourth	1,046	97.2
Third - North	483	44.9
Third - South	1,756	163.1
Second	1,756	163.1
First	1,852	172.1
TOTAL	**6,893**	**640.4**



3rd Floor South

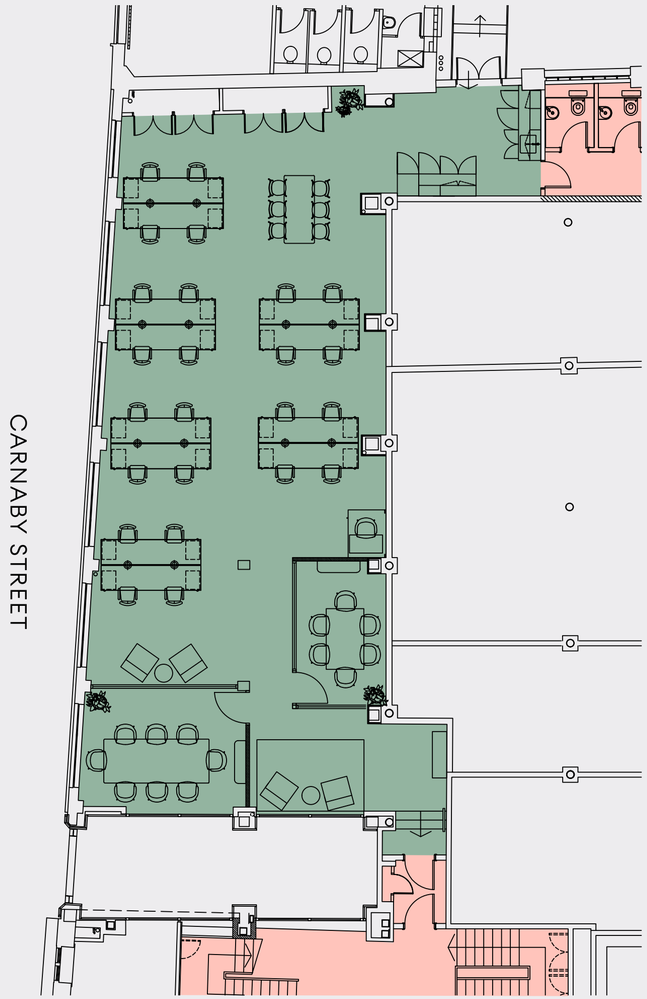
YOUR SPACE

FIRST FLOOR

Office: 1,852 sq ft

Accommodation Specification

24 Fixed Working Positions
8 Person Meeting Room
6 Person Meeting Room
Phonebooth
Kitchenette
Breakout Area

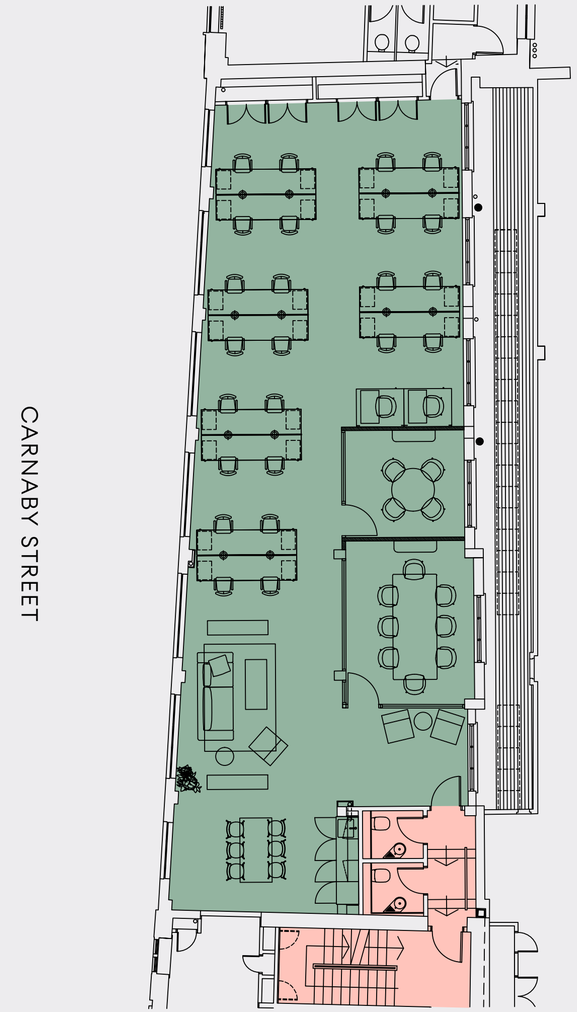


SECOND FLOOR

Office: 1,756 sq ft

Accommodation Specification

24 Fixed Working Positions
8 Person Meeting Room
4 Person Meeting Room
2 x Phonebooths
Kitchenette
Breakout Area



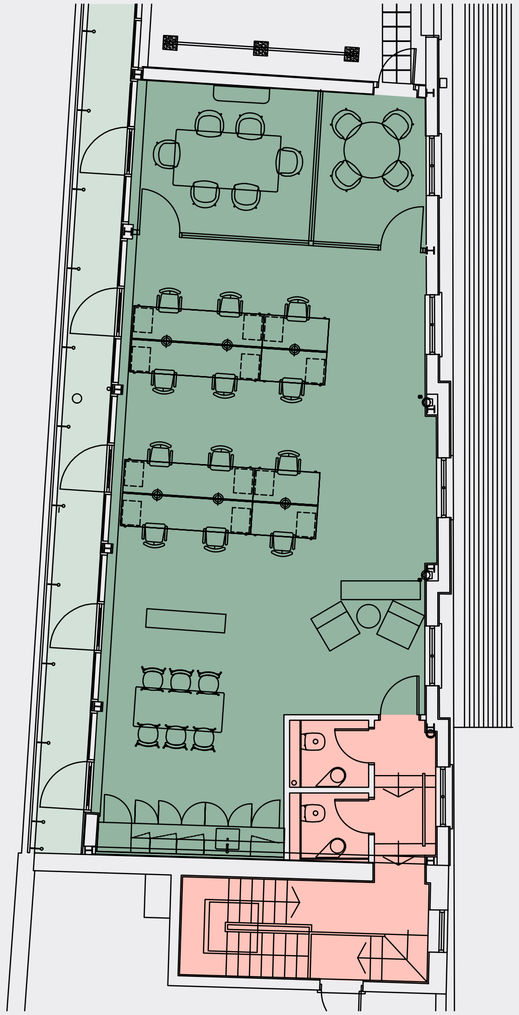
YOUR SPACE

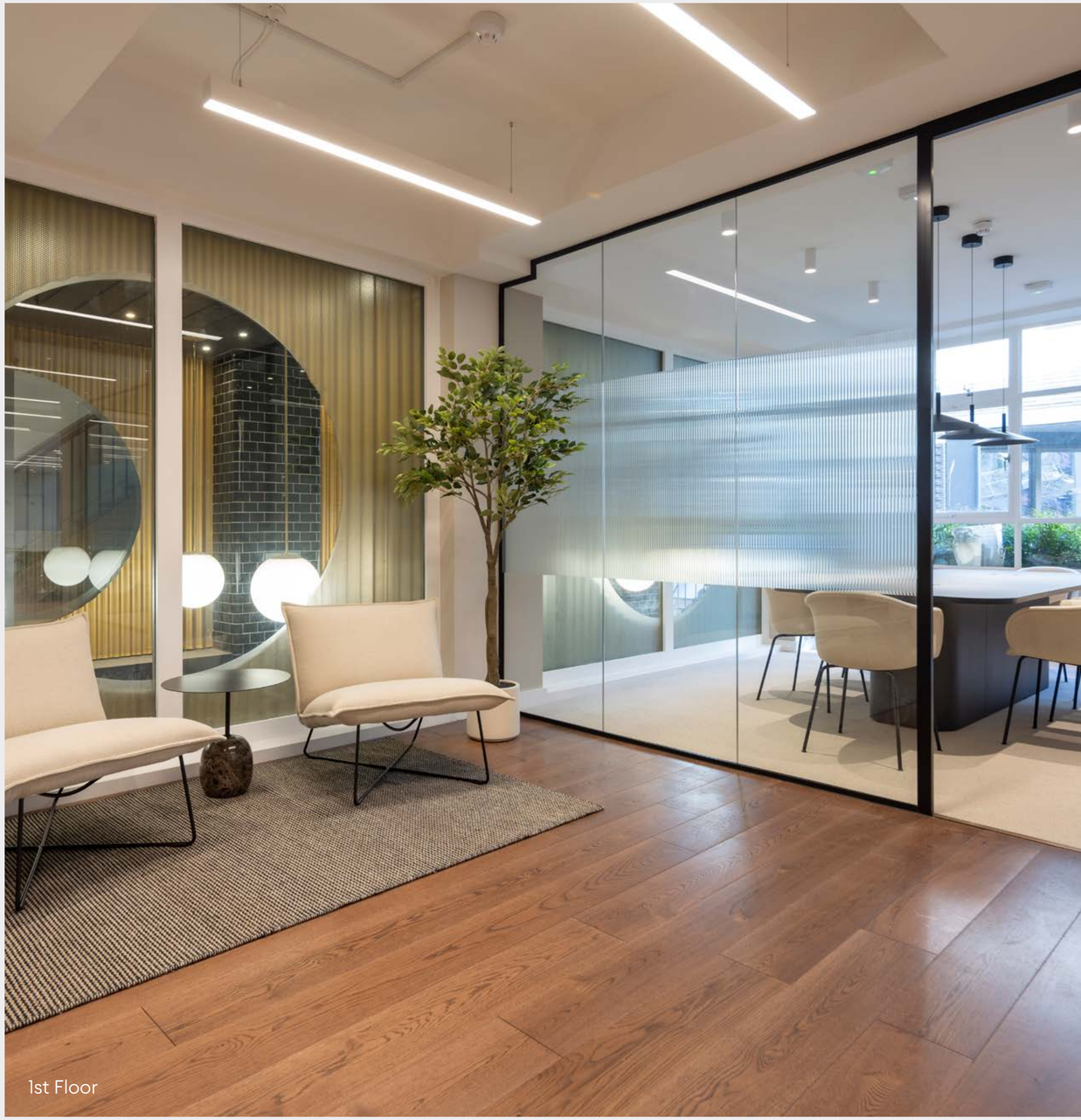
FOURTH FLOOR

Office: 1,046 sq ft

Accommodation Specification

12 Fixed Working Positions
6 Person Meeting Room
6 Person Meeting Room
Kitchenette
Breakout Area





1st Floor


Berwick Street

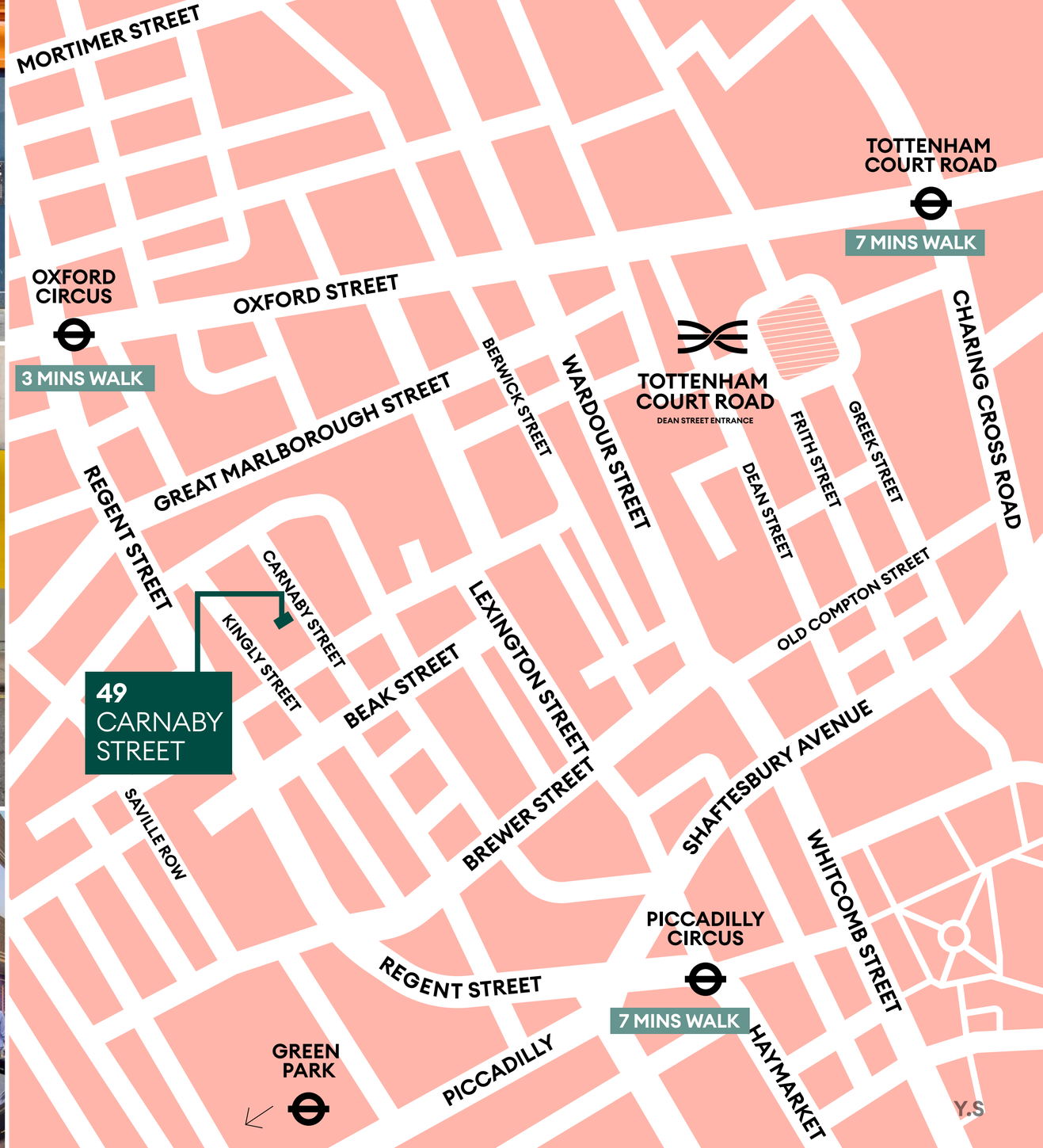

RECKLESS RECORDS
SELL YOUR VINYL & CDs TO US!
Reckless Records


The Blue Post


L'ETO
COMPTON EDITION
L'Eto


PASTAIO
Pastaio


Duck&Rice
Duck & Rice


MORTIMER STREET
OXFORD CIRCUS
3 MINS WALK
OXFORD STREET
TOTTENHAM COURT ROAD
7 MINS WALK
CHARING CROSS ROAD
TOTTENHAM COURT ROAD
DEAN STREET ENTRANCE
GREAT MARLBOROUGH STREET
BERWICK STREET
WARDOUR STREET
FRITH STREET
GREEK STREET
DEAN STREET
REGENT STREET
CARNABY STREET
KINGLY STREET
OLD COMPTON STREET
49 CARNABY STREET
BEAK STREET
LEXINGTON STREET
SAVILLE ROW
BREWER STREET
SHAFTESBURY AVENUE
WHITCOMB STREET
PICCADILLY CIRCUS
REGENT STREET
7 MINS WALK
GREEN PARK
PICCADILLY
HAYMARKET
Y.S

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

Y.S

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 neighbourhood's 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

49 CARNABY STREET

RENT
First Floor - £95.00 per sq ft
Second Floor - £92.50 per sq ft
Third Floor South - £89.50 per sq ft
Third Floor North - £89.50 per sq ft
Fourth Floor - £85.00 per sq ft

RATES
First Floor - £38.88 per sq ft
Second Floor - £34.17 per sq ft
Third Floor South - £30.62 per sq ft
Third Floor North - £31.30 per sq ft
Fourth Floor - £29.83 per sq ft

SERVICE CHARGE
First Floor - £12.36 per sq ft
Second Floor - £11.84 per sq ft
Third Floor South - £11.52 per sq ft
Third Floor North - £13.20 per sq ft
Fourth Floor - £11.78 per sq ft

TOTAL OUTGOINGS
First Floor - £146.24 per sq ft
Second Floor - £138.51 per sq ft
Third Floor South - £131.64 per sq ft
Third Floor North - £134.00 per sq ft
Fourth Floor - £126.61 per sq ft

EPC
B

FIBRE
Colt Technologies

Colliers

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YOUR SOHO
YOUR CHINATOWN
YOUR COVENT GARDEN

YOUR.SPACE

SHAFTESBURY CAPITAL

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